



New Providence Wharf

1 Fairmont Avenue, E14

Offers in excess of £375,000

A 11th floor west-facing, one bedroom apartment of over 575sq ft in the popular New Providence Wharf development, with epic views of the Canary Wharf skyline.



New Providence Wharf

1 Fairmont Avenue, E14

- Popular Thames-Side Development
- On-site Concierge
- 588sq ft
- Private Balcony
- Stunning Canary Wharf Views
- Excellent Communal Facilities



This immaculately presented one bedroom apartment offers over 575 square feet of internal space. The private balcony is west facing with stunning views of Canary Wharf skyline and surrounding docks.

New Providence Wharf, E14, provides one of the best on-site facility centres in the area, complete with gymnasium, sauna, steam room, swimming pool and jacuzzi, as well as 24hr concierge and security on-site.

The nearest transport link is Blackwall DLR station (0.2km) for services into Tower Gateway and the City of London. Canary Wharf Jubilee and Elizabeth Line Stations are also within close reach (1km) offering underground services into Central London, The West End and a whole host of other popular locations across the city.

Lease Length - 976 years approx.

Service Charge - £4,589 pa approx.

Ground Rent - £250 pa

EWS1 Rating - B2 Rated with works covered by Developer

Tenure: Leasehold 976 years 10 months

Service Charge: £4589 approx.

Ground Rent: £250 Doubling ground rent every 25 years up to a maximum of £2,000

Local Authority: Tower Hamlets

Council Tax Band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)	74	76
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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CAPTURE DATE 06/02/2023 LASER SCAN POINTS 77,539,848

GROSS INTERNAL AREA

54.69 sqm / 588.68 sqft

