

## 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



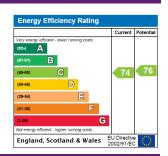
This immaculately presented one bedroom apartment offers over 575 square feet of internal space. The private balcony is west facing with stunning views of Canary Wharf skyline and surrounding docks.

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



## Chestertons Canary Wharf & Greenwich Sales

Harbour Island 28 Harbour Exchange Square London E14 9GE canarywharf@chestertons.co.uk 020 7510 8300 chestertons.co.uk



New Providence Wharf, E14 CAPTURE DATE 06/02/2023 LASER SCAN POINTS 77,539,848 GROSS INTERNAL AREA

54.69 sqm / 588.68 sqft

>z



- Eleventh Floor

Chesterton Global Ltd trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract,(ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chestertons Global Ltd | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.

