



£1,450,000

Cobblestone Square

London, E1W 3BA

We are pleased to offer for sale this rare to market beautifully maintained and decorated modern built 10th floor 3 double bedroom, 2 bathroom apartment within this prestigious luxury development within the heart of Wapping.

The apartment has 1346 sq ft of internal space and also boasts a 500sq ft roof terrace with incredible views of the City of London, the Shard and Tower Bridge. The apartment has been fully renovated from the original Ballymore Spec to include a new fully integrated kitchen with Miele appliances, Cat 6 cabling to all rooms, Bang and Olufsen multi room music system with high quality Niles ceiling speakers in the Bedrooms and Bathrooms, outdoor rock speakers on the terrace. The living room contains a B&O surround system and TV. The system wiring design would allow reconfiguration to say a Sonos System if required. Installed is a state of the art integrated Rako zoned lighting system using Kreon Aplis in-Line 40 directional light fittings through out, with Rako electronically controlled curtains in all rooms, which can simply be operated by the built in keypads or wirelessly by smartphone or tablet. The apartment also benefits from a built in entertainment system that provides a centrally distributed HD Video matrix that sends Sky TV, Apple TV and Amazon Fire TV simultaneously to all TVs in the Apartment that is easily controlled via a single remote control. The apartment benefits from having an open plan lounge / diner and fully fitted integrated kitchen all with stunning views, an En-suite shower room to the master bedroom, two further bedrooms with a family bathroom, 500 sq ft terrace, 2 Further balconies Secure underground parking space. 24 Hour concierge/security. Use of residents library, cinema room, gymnasium and spa. Close to local amenities, Wapping Over ground station and local bus routes. Ideally located with good routes to the City of London, Canary Wharf District and bustling Shoreditch.

Communal Entrance - Entrance via security entry-phone system to communal entrance lobby. Concierge desk. Residents library. Entrance to residents cinema room. Entrance to residents leisure facilities. Stairs and lift to 10th floor. Door to -

Hallway - Inset LED spotlights. Entry phone system. 2 Rako lighting controls panels. Rako lighting control panel to bathroom. Built in double doors to storage cupboard with censored lighting housing matrix communication rack, plumbing for washing machine, air conditioning system control panel, heating system control panel and shelved storage areas. Further built in storage cupboard with shelving and hanging space. Power points with integrated USB points. 300mm oak wood floor throughout.

Open Plan Lounge/Fitted Kitchen - Lounge Area:

Floor to ceiling double glazed aluminium window to side with South facing views over Wapping. Double glazed aluminium sliding patio doors to rear leading to terrace with far reaching South West views of the City of London, the Shard and Tower Bridge. Inset Kreon LED spotlights. Recessed Kreon ceiling with concealed LED mood lighting also operated via the Rako App. Smoke detector. 4 Rako lighting, curtain and blind control panels. Thermostat. 2 Ceiling speaker points. 2 Wall speaker points. TV point. Cat 6 point. Inset wall mounted magnetic Ipad charge point. Power points with integrated USB points. 300mm oak wood floor. B&O surround sound with 2 sets on ceiling / wall speakers.

Fitted Kitchen:

Inset Kreon LED spotlights. Kreon Nuit 4 Led spotlight tracks. Heat censor. Range of matching base and wall units incorporating island breakfast bar. Composite stone work surfaces. Inset Porcelain sink with Zip tap and macerator. Namibian marble tiled splashback. Under cupboard lighting. Under cupboard concealed 4 gang drop down power supply. Concealed pop up 4 gang power supply. Built in Miele Oven, Miele steam oven, Miele induction hob and Miele downdraft extractor. Integrated Miele full height fridge. Integrated Miele under cabinet freezer. Integrated Miele Dishwasher. Integrated wine cooler. 300mm oak wood floor.

Terrace - Far reaching South and West facing views incorporating the City of London, the Shard and Tower Bridge. Glass Balustrade. 2x Overhung fitted ceiling heaters. 11 Planters with established shrubbery, grasses and olive trees with fitted water irrigation system. Exterior tap. 2x Rock Speakers. Power supply. Inset LED Deck lights.

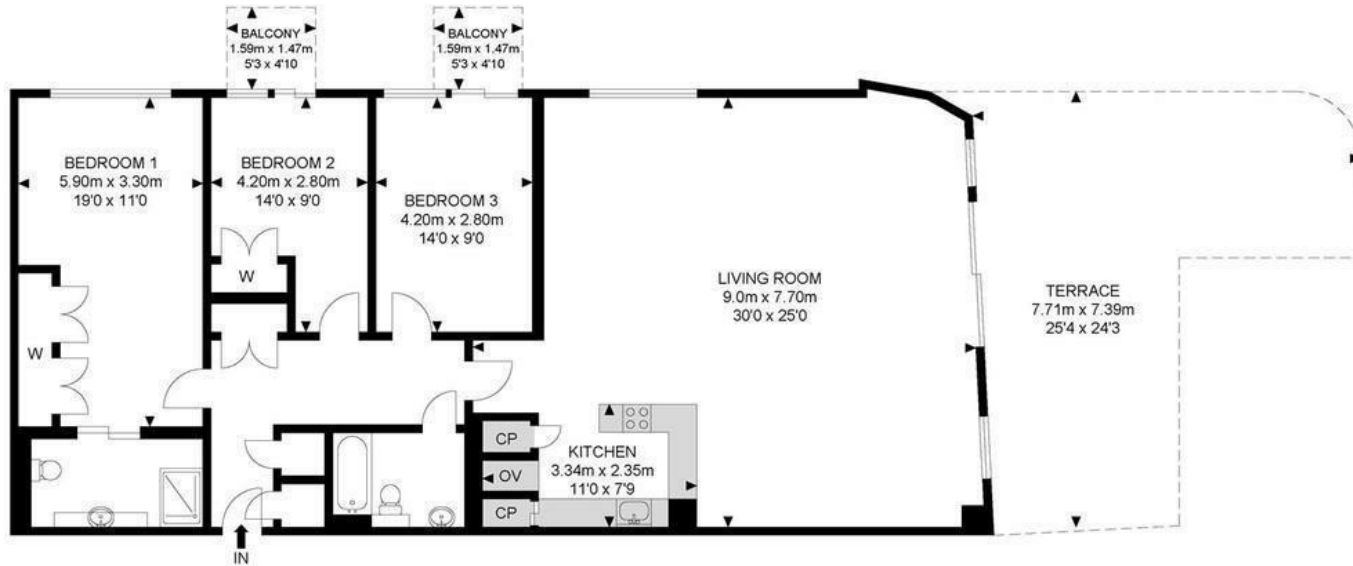
Master Bedroom - Floor to ceiling aluminium double glazed windows to side with South facing views over Wapping. Kreon inset LED spotlights. Niles inset ceiling speakers. Concealed LED mood lighting to wall all controlled via the 2 Rako lighting and curtain control panels. Thermostat control. Thermostat control panel to en-suite shower room. TV Point. Cat 6 point. Power points with integrated USB points.

En-Suite Shower Room - Inset LED spotlights. Extractor fan. Inset Niles ceiling speaker. 3 Piece suite comprising of low level Wc with concealed cistern. Double width vanity wash hand basin with mixer taps and drawers under with concealed LED under cupboard mood lighting. Hansgrohe Rainmaker





Park Vista Tower



10th Floor

APPROX. GROSS INTERNAL FLOOR AREA 1346.0 SQ FT / 125.0 SQM
EXTERNAL AREA 503.0 SQ FT / 46.70 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

OFFICE ADDRESS
88 Cheshire Street
London
E2 6EH

OFFICE DETAILS
0207 739 6969
info@peachproperties.com
www.peachproperties.com