



## Ability Place, Millharbour, Canary Wharf, E14

Asking price **£675,000** | Leasehold





# Ability Place, Millharbour, Canary Wharf, E14



2 Bedrooms



2 Bathrooms



1 Reception



2 Balconies



Gymnasium



24-Hour Concierge



0.2 MI South Quay

A fantastic two bedroom, two bathroom property with two balconies and parking arranged over 942 sq ft on the 1st floor of a popular development located by Millwall Inner Dock.

This apartment was entirely upgraded in 2019 to an exceptionally high standard and features a large living room with a wrap-around balcony affording views towards the dock, recessed spot lighting, white solid wood kitchen cabinets with granite worktops, a long island unit/breakfast bar, plumbing for an American Fridge Freezer and space for dishwasher, washing machine and

condenser dryer. The main bedroom has a balcony and white marble en-suite and the second bedroom is a double in size. The main bathroom has a white suite with white marble tiling and modern fittings.

Residents of Ability Place have the benefit of 24-hour concierge and a gym. South Quay DLR is approx 0.2 miles away and the Canary Wharf's shopping centre and Jubilee line station is approx 0.5 miles.

**Tenure:** Leasehold (110 years remaining) **Local Authority:** Tower Hamlets

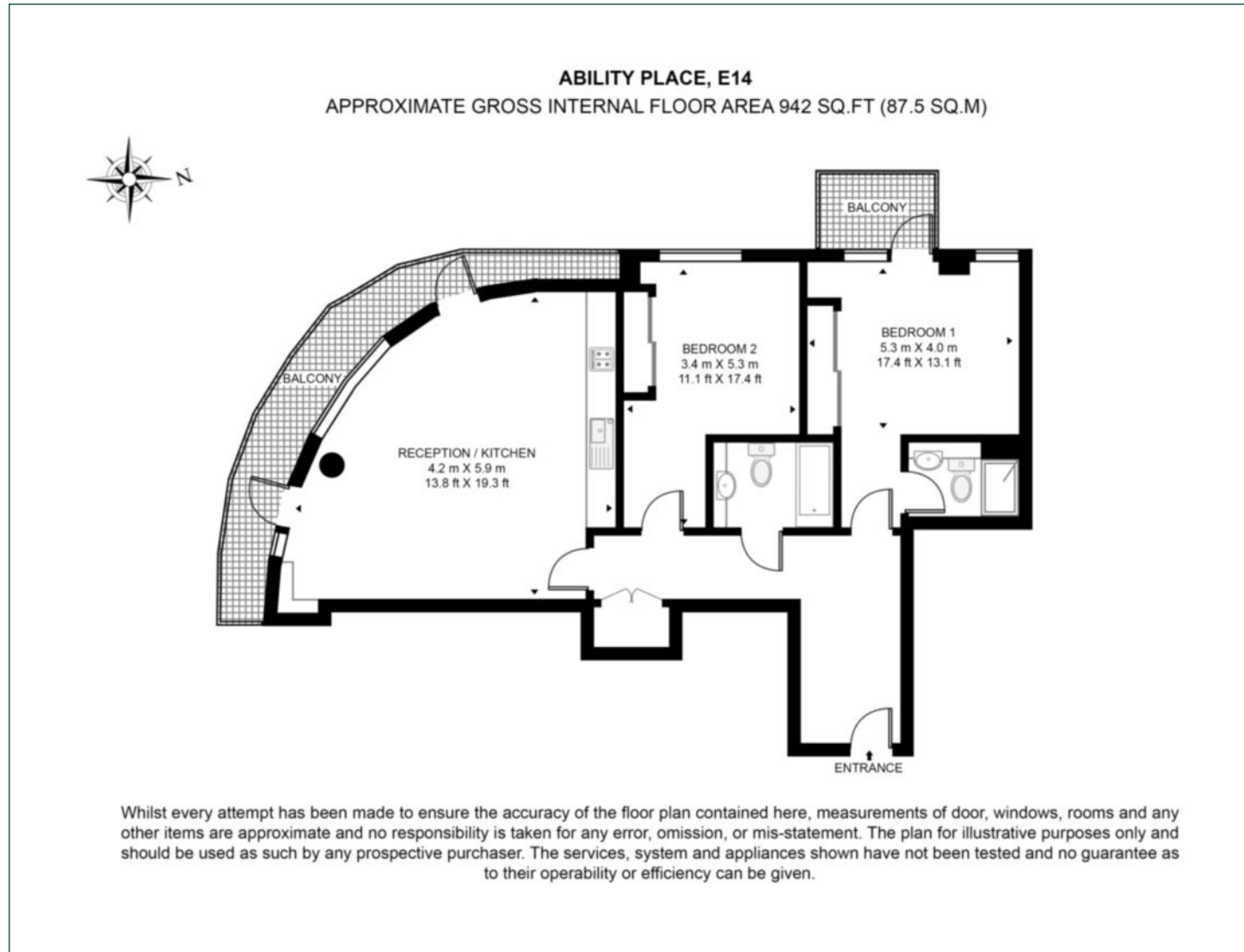
**Ground Rent:** £700 p.a. **Council Tax Band:** E

**Service Charge:** £7227 p.a. **EPC:** C



# Floorplan

942 sq ft | 87 sq m



## Pan Peninsula

Pan Peninsula, 1 Millharbour, London, E14 9XP

## Sales

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## We're here to help.

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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