

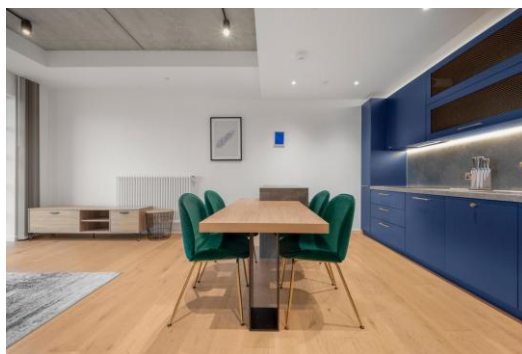


# Agar House

79 Orchard Place, E14

Offers in Excess of £400,000

Positioned on the sixth floor of the sought-after Agar House, this beautifully presented apartment offers contemporary living with stunning views across the River Thames towards the iconic Greenwich O2 Peninsula.



# Agar House

79 Orchard Place, E14

- One Bedroom | One Bathroom
- 560sq ft Internal Living Space
- Long Leasehold
- Exceptional Views of River Thames and Greenwich O2 Peninsula
- Excellent On-site Facilities
- Private Balcony
- Canning Town Station 0.6km



Positioned on the sixth floor of the sought-after Agar House, this beautifully presented apartment offers contemporary living with stunning views across the River Thames towards the iconic Greenwich O2 Peninsula, enjoyed directly from a private balcony terrace.

The apartment is flooded with natural light, creating a bright and welcoming atmosphere throughout. The open-plan living area is finished with elegant wooden flooring and enhanced by sleek studio-style lighting, providing a modern and stylish setting ideal for both relaxing and entertaining. Large windows and doors lead out to the balcony, perfectly framing the river and skyline beyond.

The kitchen integrates seamlessly into the living space, offering a practical yet stylish layout, while the bedroom provides a comfortable retreat, finished with soft grey carpeting for added warmth and comfort. The thoughtful contrast in flooring enhances the flow and zoning of the apartment.

Located within the desirable Isle of Dogs, the property benefits from excellent transport links, with DLR stations nearby offering swift access to Canary Wharf, the City, and beyond. A range of local bus routes further enhance connectivity, while river walks provide a scenic route towards Greenwich and Canary Wharf.

**Tenure:** Leasehold 990 years approx. remaining

**Service Charge:** £4 424 pa approx.

**Ground Rent:** £536 pa

**Local Authority:** Tower Hamlets

**Council Tax Band:** D

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 85 B    | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### *Chestertons Canary Wharf & Greenwich Sales*

Harbour Island

28 Harbour Exchange Square

London

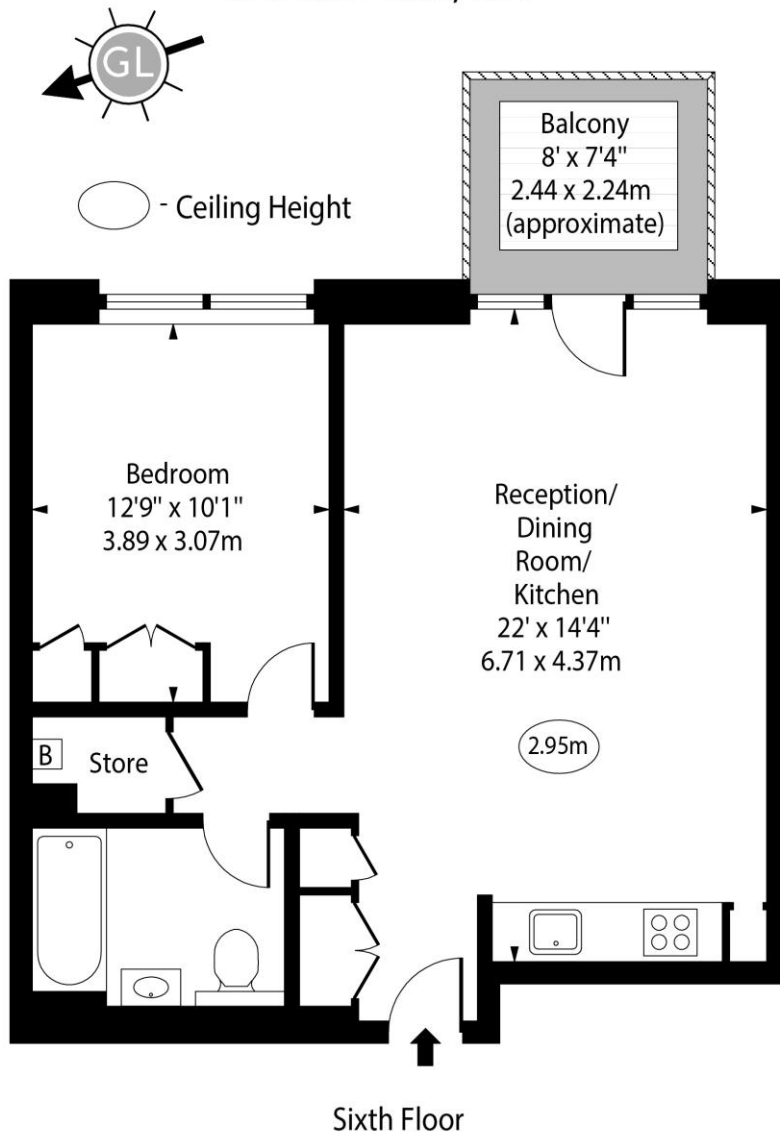
E14 9GE

canarywharf@chestertons.co.uk

020 7510 8300

chestertons.co.uk

# Agar House, Orchard Place, E14



Approx Gross Internal Area      560 Sq Ft - 52.02 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

[www.goldlens.co.uk](http://www.goldlens.co.uk)

Ref. No. 030440K

