



**Douglass tower 9, London, E14 0XE**

**Asking price £375,000**

 0  1  1  B



Studio apartment set on a high floor within the sought-after Goodluck Hope waterside development on the Leamouth Peninsula, offering contemporary riverside living in one of East London's most exciting regeneration areas. The property is well located approximately 0.7 miles from Canning Town station and benefits from access to residents' amenities including the Lantern Room.

Goodluck Hope forms part of a landmark riverside neighbourhood alongside London City Island, combining modern homes with a vibrant mix of commercial, educational and leisure spaces. The wider masterplan includes a brewery, creative workspaces and the beautifully restored Grade II-listed Orchard Dry Dock, now reimagined as a unique social space with elevated seating and impressive views across the River Thames.

\*Photos of the property have been digitally dressed for example purposes.

The location is ideal for professionals, with excellent transport connections into Canary Wharf, the City and beyond. A new Thames Clipper service is planned from Goodluck Hope, offering a scenic commute to Canary Wharf in approximately 17 minutes and London Bridge in around 31 minutes.

This property presents an excellent opportunity to secure a high-quality studio apartment within a well-connected, contemporary riverside development.

Leasehold: 991 Years remaining approximately  
Ground rent amount: £438.24pa Approx.

Review period: Ask agent

Service charge amount: £3,094.36pa Approx.

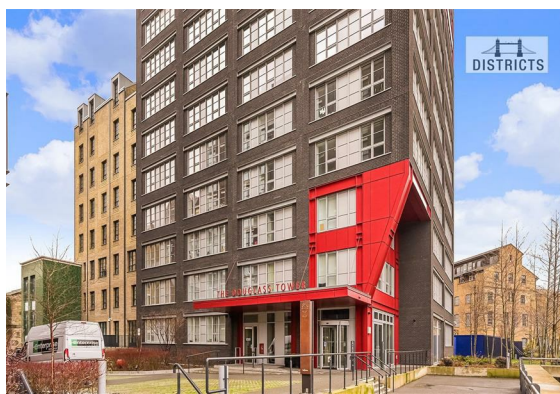
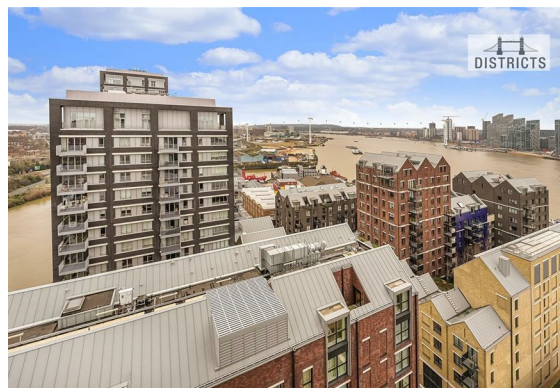
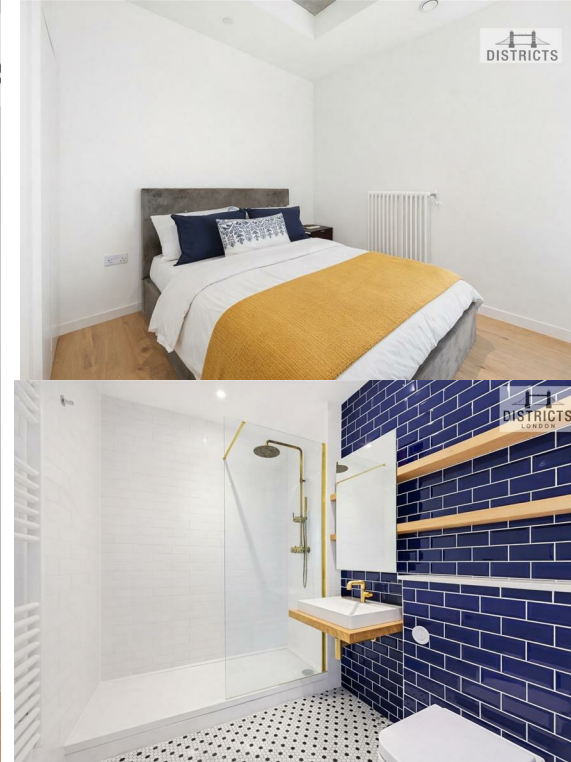
Review period: Ask Agent

Council tax band: D – Tower Hamlets

Electricity supply – Mains | Heating & Cooling – Mains | Water Supply & Sewerage – Mains | Lift Access | Cladding: EWS1 Ask Agent

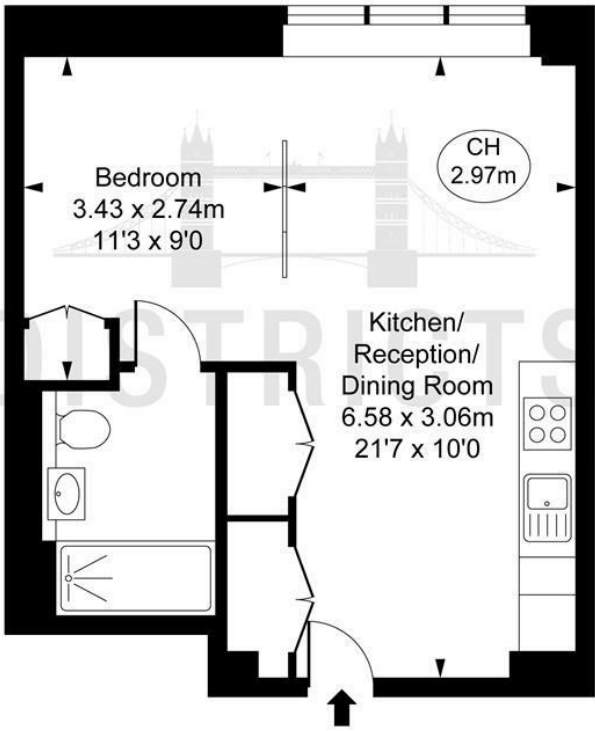
To check broadband and mobile phone coverage please visit Ofcom

To check planning permission please visit Tower Hamlets Council Website, Planning & Building Control





Douglass tower,  
Goodluck Hope, E14  
Approximate Gross Internal Area  
36.54 sq m / 393 sq ft  
( CH = Ceiling Heights )



This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
© Fulham Performance

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.