



Apartment 507, 1 Baltimore Wharf, London, E14 9FS

Guide price £450,000

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GUIDE PRICE £450k-£475k. Well-presented two-bedroom apartment, located on the 5th floor of the sought after dockside Baltimore Wharf development. Excellently located for journeys into the City, this smart apartment comprises an open plan kitchen living area, two double bedrooms with built in storage, main bathroom and private balcony overlooking the landscaped courtyard. Floor to ceiling windows allow for ample night light and emphasise the vast space on offer. Neutrally decorated throughout, the apartment requires no work and perfect for a new owner to make their mark.

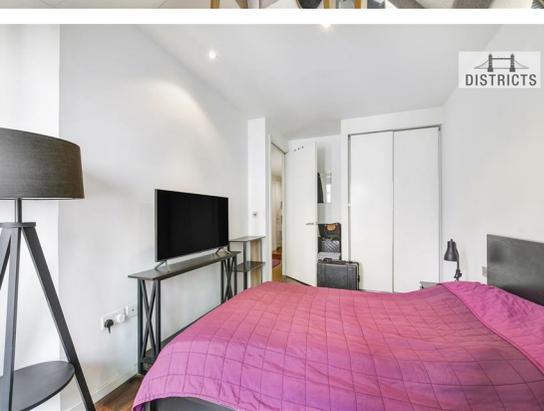
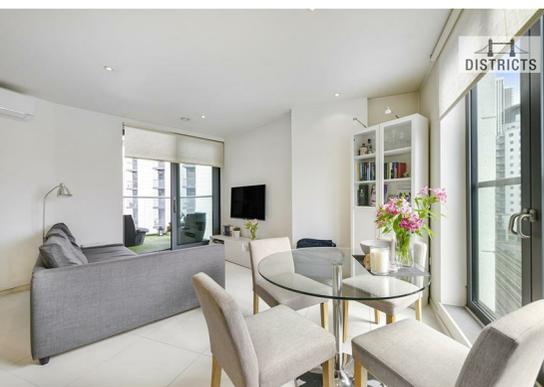
With excellent transport links on your doorstep, including the adjacent Crossharbour DLR station and Canary Wharf, for Jubilee Line and Crossrail, only a short away, you enjoy easy access to Central London and further afield. Baltimore Wharf benefits from onsite leisure facilities; including 24hr concierge, gym, swimming pool, boxing ring & cardio area. Local amenities are also in abundance with supermarkets, bars and restaurants all within walking distance.

Tenure: Leasehold
Length of Lease: Circa 982 years remaining
Annual ground rent: £750 pa
Ground rent review period: Ask Agent
Annual service charge: Approx. £5,924 pa
Council: Tower Hamlets, Band E

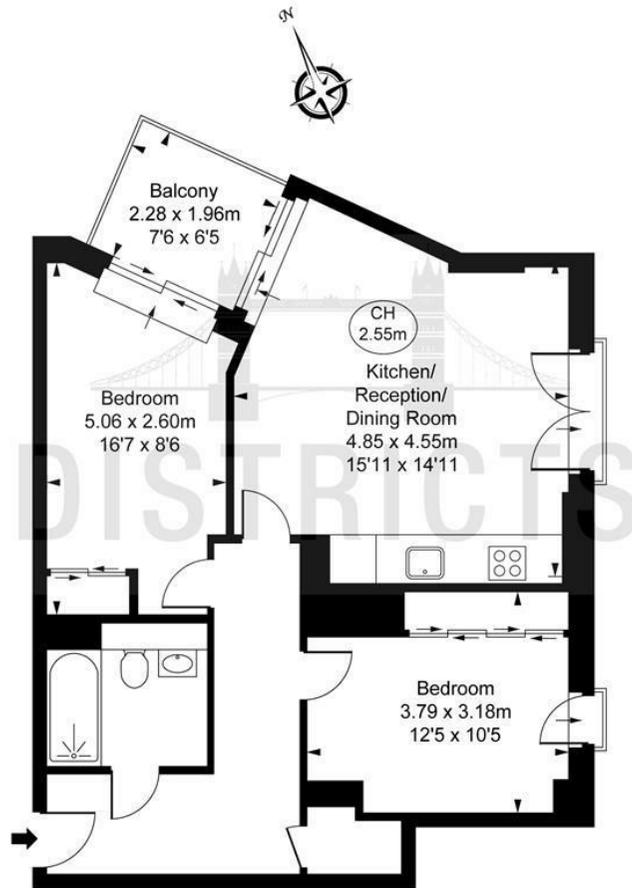
Electricity supply – Mains | Heating – Mains | Water Supply & Sewerage – Mains | Internet: Fibre | Lift Access

To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Tower Hamlets Council Website, Planning & Building Control





Baltimore Wharf, E14
 Approximate Gross Internal Area
 64.52 sq m / 694 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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 	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.