



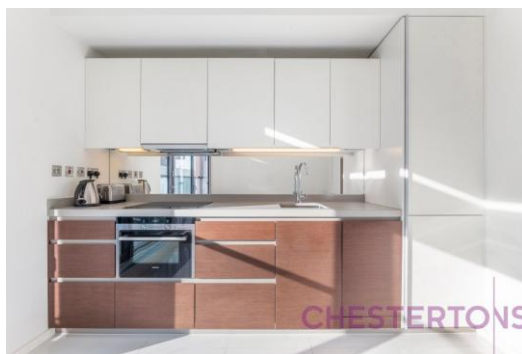
Baltimore Wharf

London, E14

Asking Price £300,000

An immaculate studio apartment situated within the popular development Baltimore Wharf, E14. The property benefits from tons of natural light, 24/7 concierge and amenities such as gym, pool and steam room.

CHESTERTONS



Baltimore Wharf

London, E14

- 1 bedroom | 1 Bathroom Studio Apartment.
- Approx. 346 Internal Living Space.
- Bright and spacious accommodation with floor-to-ceiling windows providing excellent natural light.
- 24-hour concierge service.
- Exclusive residents' leisure facilities including a fully equipped gym, 25m swimming pool, steam room and sauna.
- Crossharbour DLR (0.1 miles), South Quay DLR (0.2 miles), Canary Wharf Station (approx. 10 min walk)



This 1-bedroom apartment offers well-designed open-plan living, a modern fitted kitchen with integrated appliances, a stylish bathroom and ample storage. Offered fully furnished, it is ready for immediate occupation, making it an ideal home for professionals seeking convenience and luxury.

Residents of Baltimore Wharf enjoy an exceptional range of five-star facilities, including a 24-hour concierge, fully equipped residents' gym, swimming pool, steam room and sauna, providing the perfect balance of comfort, wellbeing and security.

Perfectly positioned for commuting, the property is within easy walking distance of Crossharbour DLR, South Quay DLR and Canary Wharf stations, offering excellent connections via the DLR, Jubilee Line and the Elizabeth Line. The vibrant Canary Wharf estate is just moments away, offering an outstanding selection of restaurants, cafés, bars, supermarkets and over 300 shops, together with picturesque dockside walks and green open spaces.

Tenure: Leasehold 979 years approx. remaining.

Service Charge: £2,674 pa approx.

Ground Rent: £400 pa.

Local Authority:

Council Tax Band: D

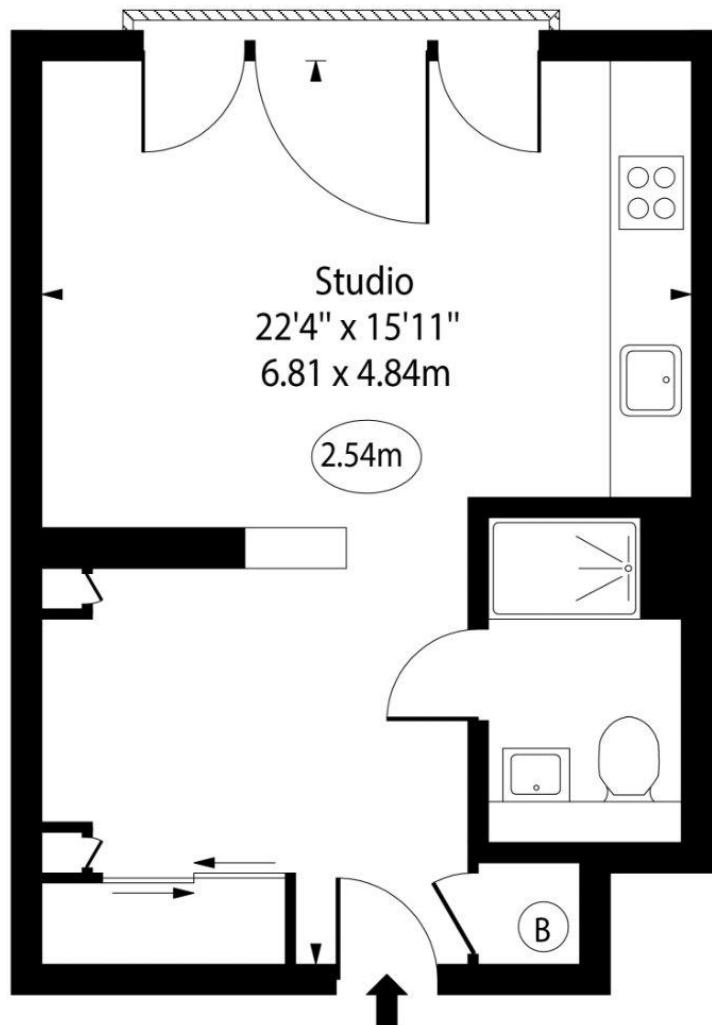
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) A		
(81-93) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Chestertons Canary Wharf & Greenwich Sales

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Baltimore Wharf, E14

○ - Ceiling Height



Eighth Floor

Approx Gross Internal Area 346 Sq Ft - 32.77 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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