



Baltimore Wharf

London, E14

Offers in excess of £450,000

Fifth floor apartment in Baltimore Wharf. Stylish 2 bed, 1 bath property with private balcony. Modern kitchen & spacious living area. Close to Canary Wharf amenities & transport links. Don't miss out!



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- Two double bedrooms
- Premier Dockside development
- 24 Concierge
- Lift access
- Private balcony
- Leisure facilities - Gym, Swimming pool
- Cross Harbour DLR station adjacent to development



Nestled in a desirable location, this contemporary fifth floor apartment offers a perfect blend of style and convenience. Boasting two well-appointed bedrooms, this modern property is ideal for individuals or small families seeking a comfortable urban living space.

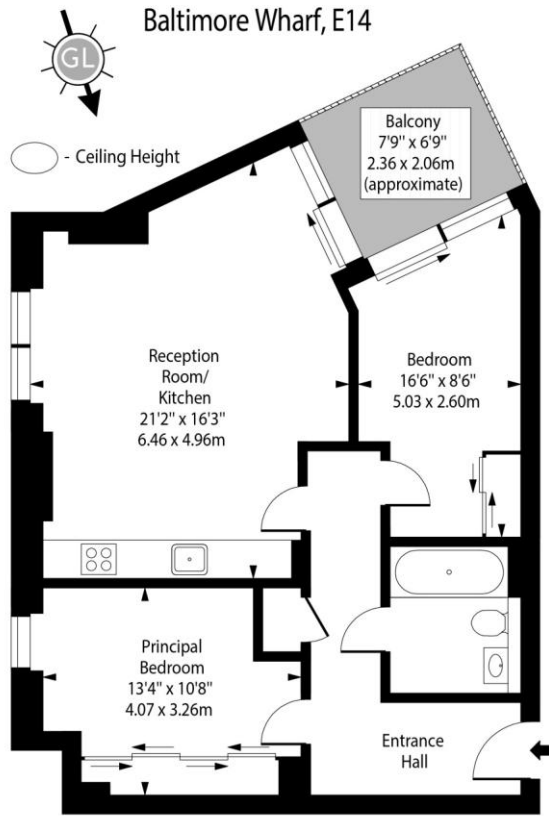
Residents can take advantage of the on-site swimming pool and gym facilities. With a lift and porter/caretaker services available, this purpose-built property ensures a secure and hassle-free living experience. Baltimore Wharf is situated next to the Millwall Dock. Crossharbour DLR station is adjacent to the development, providing swift access to Canary Wharf, Greenwich and the City. Don't miss the opportunity to make this property your own and experience the best of modern living in a prime location.

Tenure: Leasehold – 980 years remaining approx.
Service Charge: £6,994 pa approx.
Ground Rent: £750pa such sum to double on every twenty fifth anniversary
Local Authority: Tower Hamlets
Council Tax Band: G

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92-100)	A		
(81-91)	B	83	83
(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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Fifth Floor

Approx Gross Internal Area 728 Sq Ft - 67.63 Sq M

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
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