



Charrington Tower

11 Biscayne Avenue, E14

Offers in Excess of £700,000

An extremely spacious & bright South & West-facing 22nd floor 2 bedroom 2 bathroom apartment with 2 balconies in the prestigious Charrington Tower, at New Providence Wharf. The apartment boasts floor-to-ceiling windows throughout & superb views. Valet parking is included & the property is sold chain-free.



Charrington Tower

11 Biscayne Avenue, E14

- 976sq ft 22nd floor 2 bedroom 2 bathroom apartment with 2 balconies.
- High-spec internal finish; floor-to-ceiling windows throughout.
- Sought-after residential development with 24hr concierge & high-end leisure facilities.
- Good location close to Blackwall DLR station & Canary Wharf Elizabeth & Jubilee Line stations.
- Valet parking included; sold chain-free.



An extremely spacious & bright South & West-facing 22nd floor 2 bedroom 2 bathroom apartment with 2 balconies in the prestigious Charrington Tower at New Providence Wharf. The apartment boasts floor-to-ceiling windows throughout & offering expansive views over The River Thames, O2 Centre, down towards Greenwich & towards Canary Wharf & The City.

The reception room is very spacious and semi-open plan, with a well-equipped kitchen, filled with German appliances. Both bedrooms are proper doubles, with the principal bedroom being of a particularly good size, and benefitting from an en-suite shower room. There is a further family bathroom & generous storage in addition.

Charrington Tower residents benefit from high end leisure facilities: a large, & very well-equipped gym, 25 metre swimming pool, sauna & steam room. Additionally the development offers 24 hour concierge & site security for the benefit & safety of its residents.

Charrington Tower is located to the East of Canary Wharf, close to Blackwall DLR station for convenient access to The City, with the Canary Wharf Elizabeth & Jubilee Line stations also within easy reach. London City Airport is easily accessible via the DLR.

A satisfactory EWS1 form is available for the building, valet parking for 1 car is included, & the property is offered chain-free.

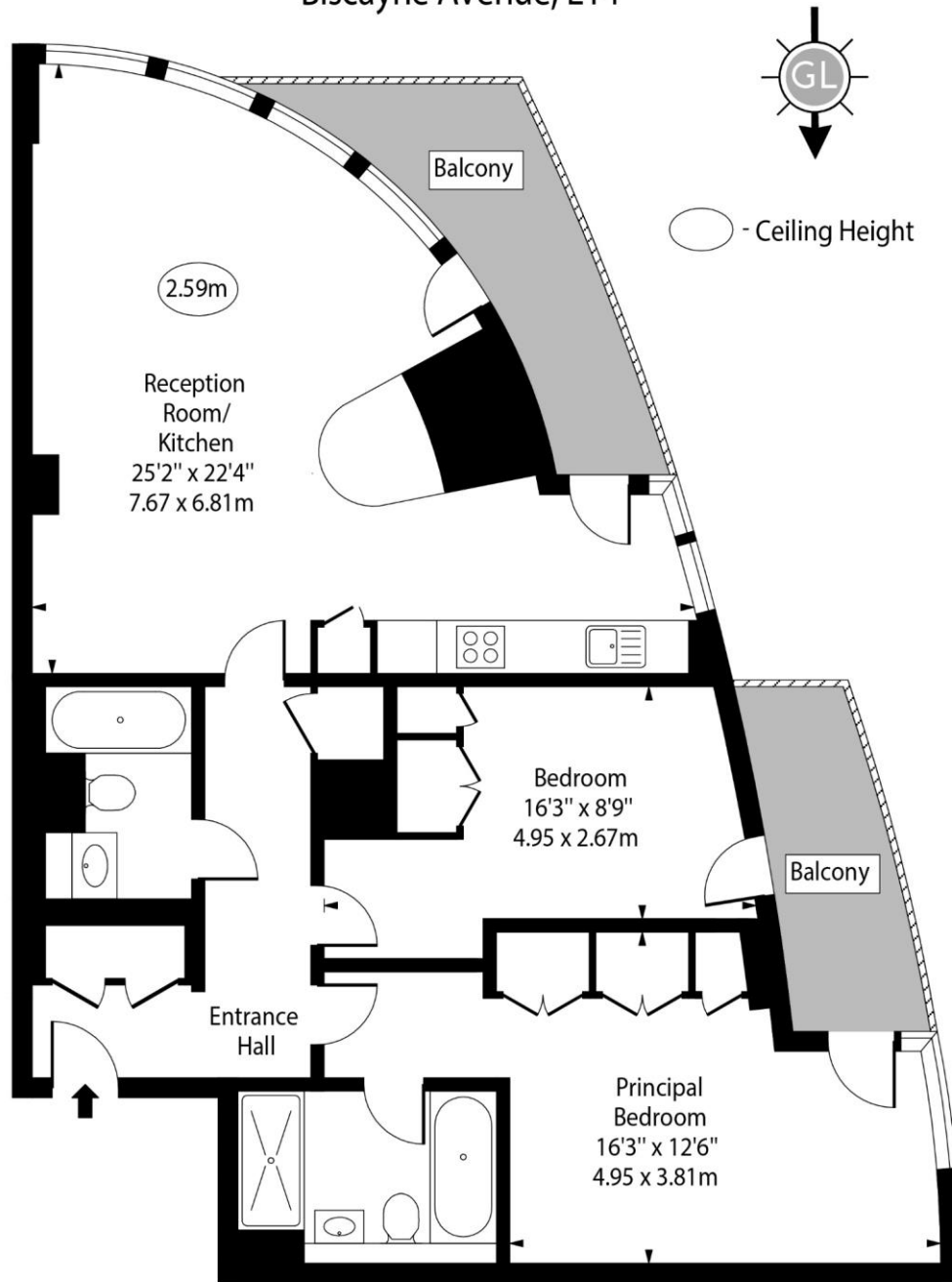
| | |
|--------------------------|-----------------------------------------|
| Tenure: | Leasehold - 985 years remaining approx. |
| Service Charge: | £9,131pa approx. |
| Ground Rent: | £800pa |
| Local Authority: | Tower Hamlets |
| Council Tax Band: | F |

| Energy Efficiency Rating | | |
|---------------------------------------------------|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| A (92-100) | | |
| B (81-91) | 82 | 82 |
| C (69-80) | | |
| D (55-68) | | |
| E (39-54) | | |
| F (21-38) | | |
| G (1-20) | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales EU Directive 2002/91/EC | | |

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Charrington Tower,
Biscayne Avenue, E14



Twenty Second Floor

Approx Gross Internal Area 976 Sq Ft - 90.67 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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