



# Arena Tower

25 Crossharbour Plaza, E14

Offers in excess of £600,000

A 775sq ft 16th floor 2 bedroom 2 bathroom apartment in the highly-sought-after Arena Tower development by Crossharbour DLR station offering a high standard of interior finish, & a huge private terrace. Offered chain-free.

**CHESTERTONS**



# Arena Tower

25 Crossharbour Plaza, E14

- 775sq ft 16th floor 2-bedroom 2-bathroom apartment.
- Huge private terrace.
- High specification finish throughout.
- Full-service development with 24hr concierge, & residents' cinema.
- Includes access to the Nuffield Health Baltimore Wharf gym & 25m swimming pool.
- Offered chain-free.



Boasting a huge terrace the apartment comprises 2 double bedrooms, 2 bathrooms, beautifully finished kitchen with state-of-the-art appliances and large bathrooms. The development benefits from a porter and is ideally located close to Crossharbour DLR

Canary Wharf and Docklands are charming areas situated in the east of London, north of the river Thames. The area is well connected via Greenwich, Tower Bridge, City Airport and DLR stations as-well as the river taxi making The City easily accessible. Residents can enjoy walks along the banks of the River Thames all the way to the Greenwich foot tunnel which is home to an array of bars and restaurants and large parks. The area also boasts many of its own amenities including Canary Wharf shopping centre and an expansive business district.

The South Quay area of the Isle of Dogs is very popular because of its accessibility to both Canary Wharf and beyond via the DLR and is just a short walk to the Jubilee Line and all of Canary Wharfs amenities. The heart of the area is Millwall Dock where, if you are lucky, you may see our resident seal! Along with the bars, restaurants and grocery stores you may find you never need to leave.

**Tenure:** Leasehold 979 years remaining.

**Service Charge:** £7,643 pa approx.

**Ground Rent:** £750 pa

**Local Authority:** Tower Hamlets

**Council Tax Band:** G

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 83 B    | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### *Chestertons Canary Wharf & Greenwich Sales*

Harbour Island

28 Harbour Exchange Square

London

E14 9GE

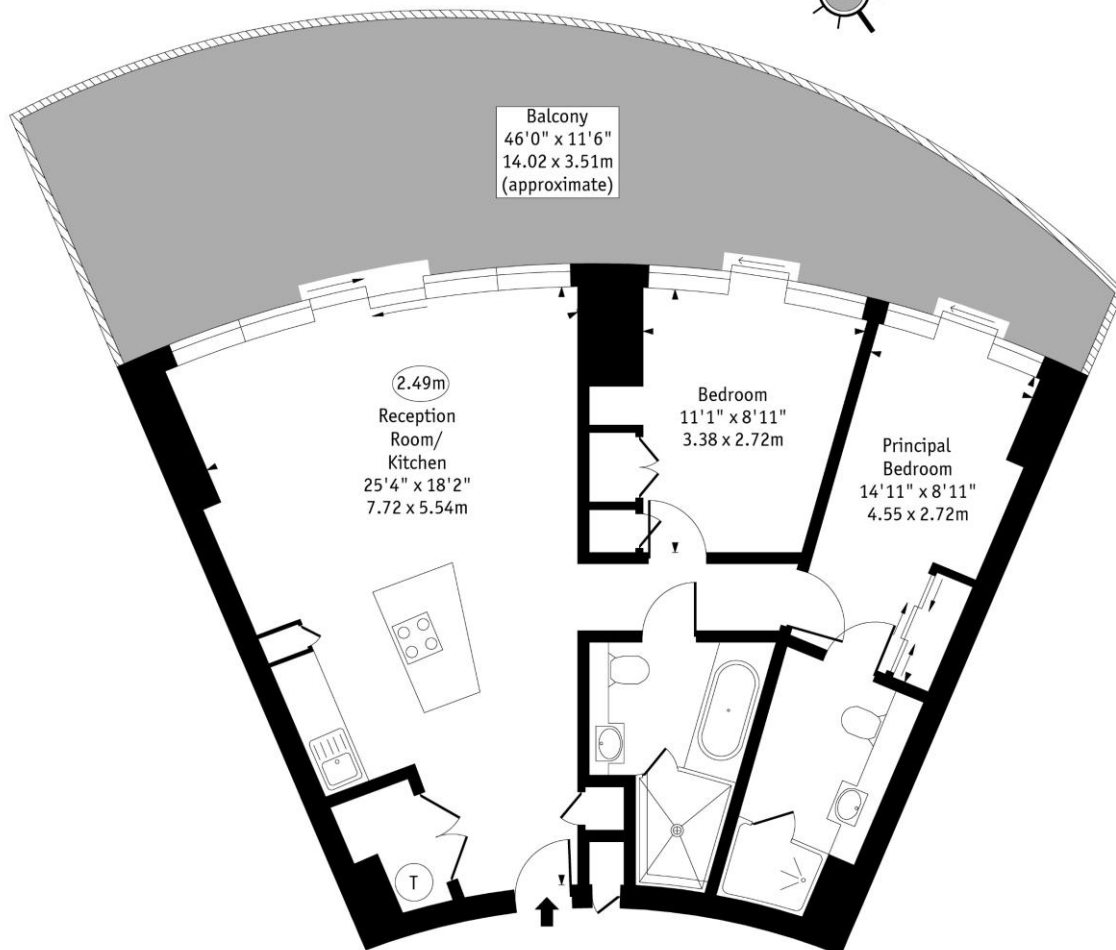
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## Arena Tower, Crossharbour Plaza, E14

○ - Ceiling Height



**Approx Gross Internal Area      775 Sq Ft - 71.99 Sq M**

Every attempt has been made to ensure the accuracy of the floor plan shown.  
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and  
for illustrative purposes only. Measured according to the RICS. Not To Scale.

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