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Well presented and spacious three bedroom, two bathroom, split level duplex penthouse apartment within a short walk from Canning Town underground station. You enter the property from the 12th floor and enjoy large living room which leads into an open plan kitchen and also a great sized patio terrace with city skyline views. Also on this level are multiple storage cupboards and a guest WC.

Upstairs, on the 13th floor, you have three double bedrooms (one with en-suite), a master bathroom and two balconies.

Benefiting from over 1350 sq ft of space internally and an allocated gated parking space.

Leasehold with 139 years remaining.

Service charge approximately £1749 each quarter.

Ground rent £175 every 6 months.

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## Situation

Walking distance to Canning Town jubilee line and DLR station.

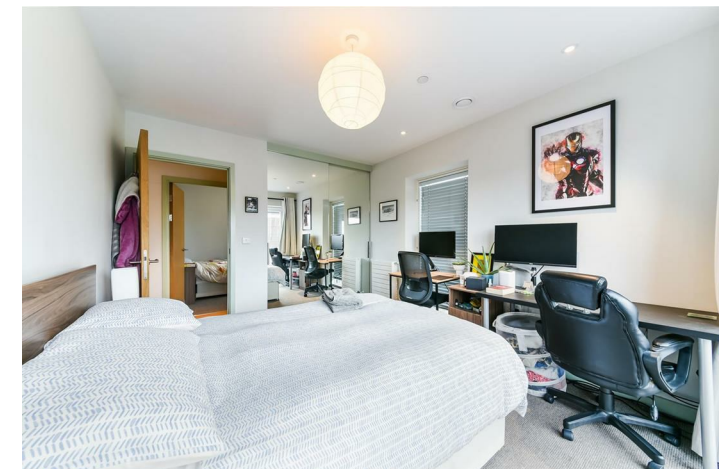
With bus links from right outside the building, towards Canary Wharf and Central London.



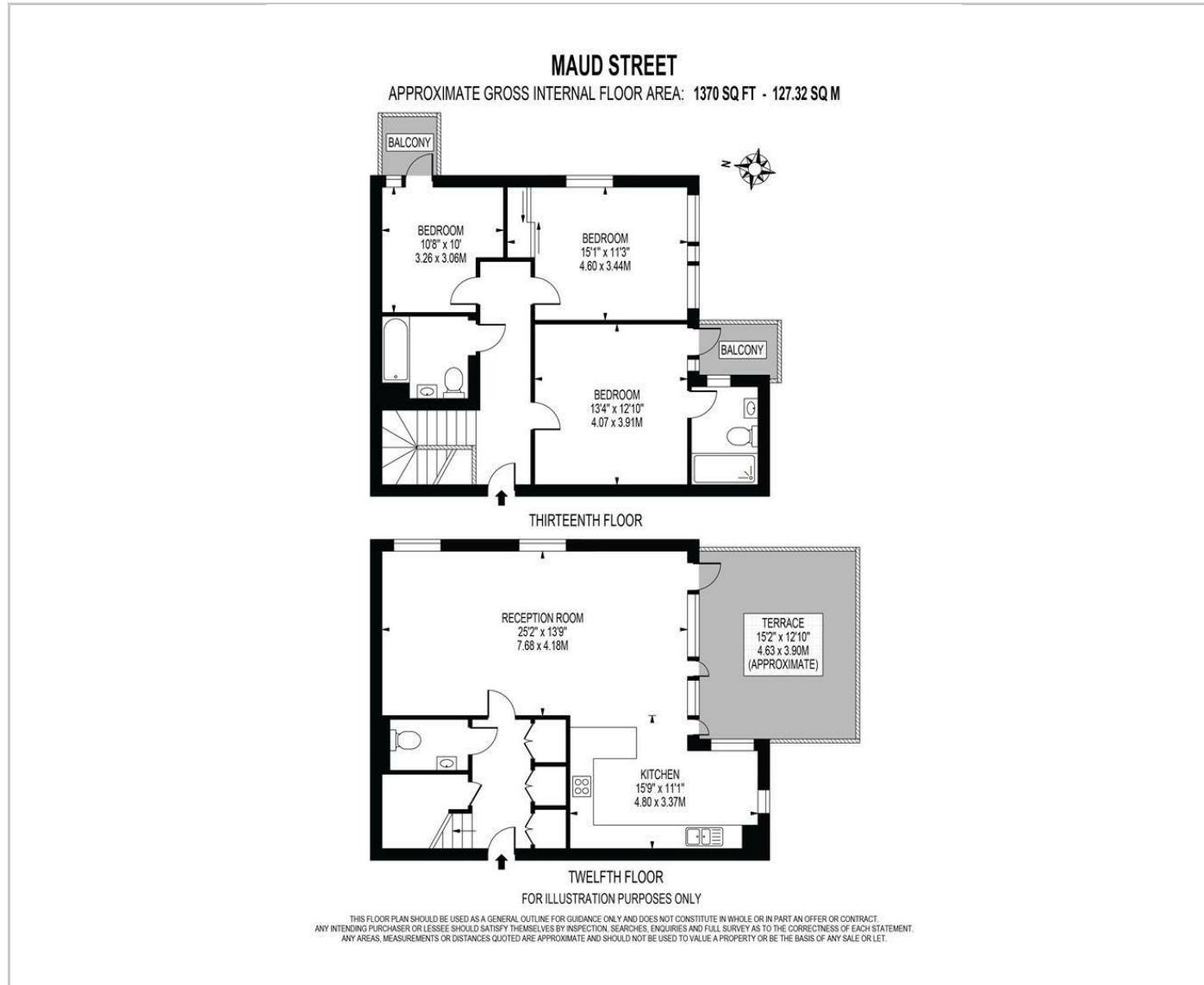
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Council Tax Band: D

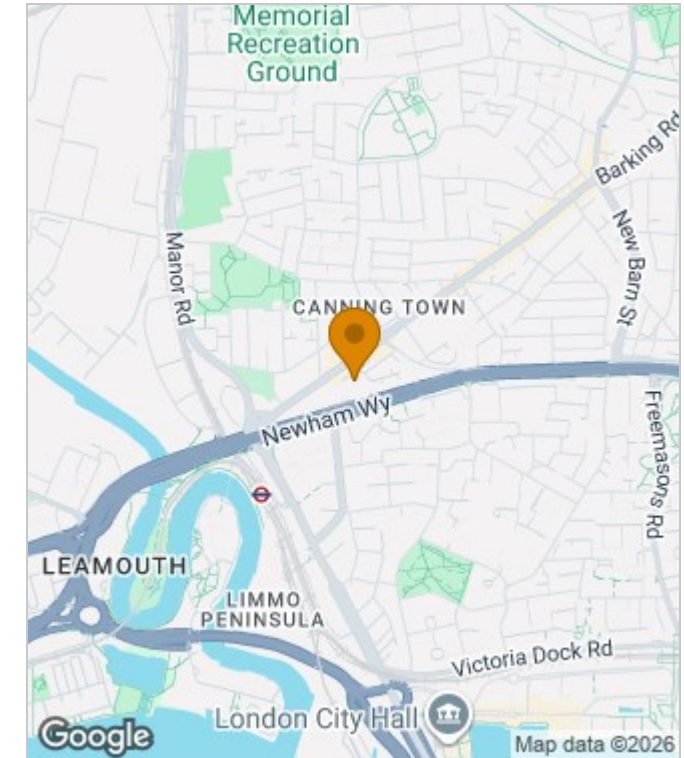
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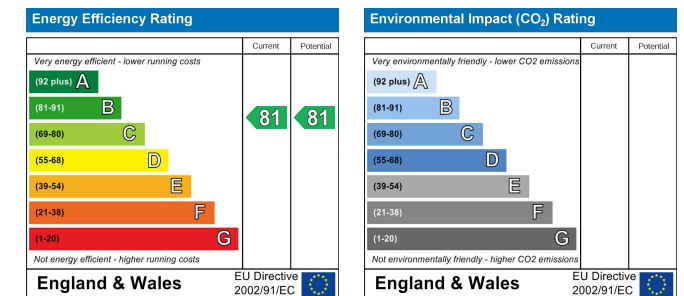
## Floor Plans



## Area Map



## Energy Performance Graph



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