



Roosevelt Tower

18 Williamsburg Plaza, E14

Asking Price £500,000

A luxury two bedroom, two-bathroom apartment set on the tenth floor of Roosevelt Tower, part of the stunning Manhattan Plaza Development in Blackwall E14. Offering 835 sqft of space, with floor to ceiling windows, private balcony and a parking space.



Roosevelt Tower

18 Williamsburg Plaza, E14

- Stunningly spacious two bedroom modern apartment
- Private balcony
- Parking space
- Two bathrooms (Inc Principal En-Suite)
- Communal roof terrace with stunning panoramic views Underfloor heating
- 24Hr concierge
- Luxury residents gym
- EWS1 compliant
- Superbly connected for Crossrail/DLR/Canary wharf secure cycle storage.



A luxury two bedroom, two-bathroom apartment set on the tenth floor of Roosevelt Tower, part of the stunning Manhattan Plaza Development in Blackwall E14. This wonderful lifestyle development was built by Telford Homes and offers luxury modern living close to Canary Wharf. The property offers 835 sqft of internal space with floor to ceiling windows, a private balcony, underfloor heating and Urban Myth designed fittings and integrated Smeg appliances, full fibre Broadband.

Roosevelt Tower benefits from a fully fitted air-conditioned gym and studio, a sumptuous entrance lobby, cycle storage and a stunning communal rooftop terrace offering 360-degree views of Canary Wharf, The Shard, O2 and the River Thames. Manhattan Plaza is well positioned for everything the city has to offer. Blackwall DLR is within a few hundred yards, whilst those wishing to access the Jubilee and Elizabeth line at Canary Wharf can do so within an approximately ten minute walk. Local amenities and coffee shops are within easy reach, while the malls of Canary Wharf are within 500 metres.

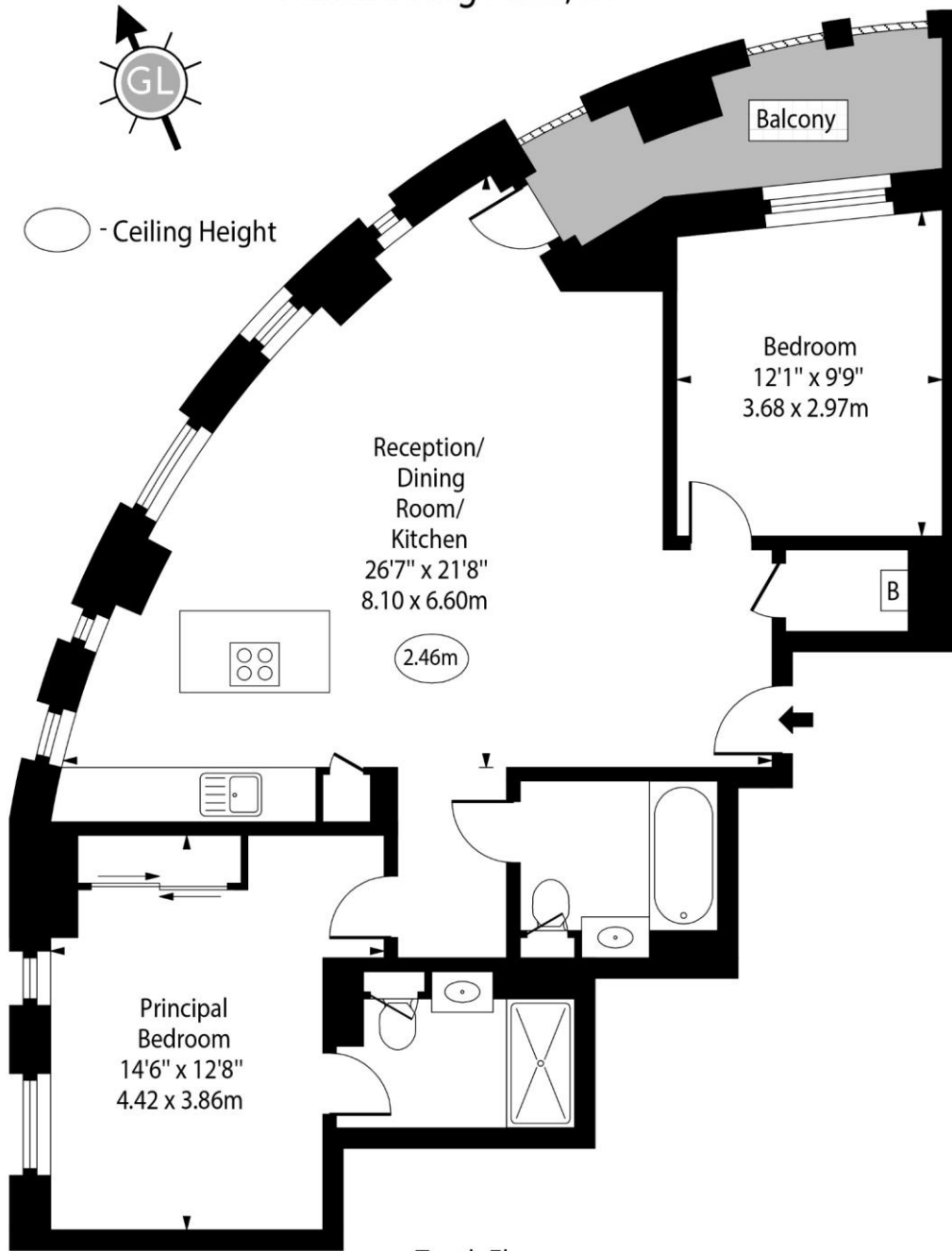
- Tenure:** Leasehold – 990 years remaining approx.
Service Charge: Apartment service charge £5,694pa. Parking space service charge additional £708 pa. = £6402pa. approx. in total
Ground Rent: £600 review date 31st December 2028 & every 10th anniversary of that date: RPI increase
Local Authority: Tower Hamlets
Council Tax Band: E

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92-100)	A		
(81-91)	B	84	84
(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	

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Roosevelt Tower,
Williamsburg Plaza, E14



Tenth Floor

Approx Gross Internal Area 835 Sq Ft - 77.57 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 025694K

