



Baltimore Wharf

London, E14

Offers in Excess of £750,000

Unique 2 bedroom 2 bathroom penthouse apartment in the sought-after Baltimore Wharf development boasting a huge, private wraparound roof terrace of between 2500 & 3000sq ft. 24hr concierge, gym, 25m swimming pool & valet parking facilities included. Offered chain-free.



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London, E14

- 1240sq ft 2 bedroom 2 bathroom 9th floor penthouse apartment.
- Private roof terrace in excess of 2500sq ft.
- Floor-to-ceiling windows; dual aspect reception; comfort cooling throughout.
- 24hr concierge; 25m swimming pool; excellent on-site gym facilities.
- Valet parking; offered chain free.



A quite singular triple-aspect 2 bedroom 2 bathroom penthouse apartment in the sought-after Baltimore Wharf development boasting a huge, private wraparound roof terrace of between 2500 & 3000sq ft.

The apartment benefits from floor-to-ceiling windows & comfort cooling throughout, & en suite bathrooms in both double bedrooms. The wraparound terrace is accessible from all principal rooms, but is most prominently adjoining, & projecting over 70 feet from, the dual-aspect, open-plan reception room. Properties with private roof terraces in excess of 2500sq ft in Canary Wharf can be counted on one's fingers, so this is a "must see" for anyone who appreciates outside space: perfect for the green-fingered, it would make a spectacular rooftop garden.

Baltimore Wharf offers residents excellent on-site facilities including access to the Nuffield Health gym, with its 25m swimming pool, 24hr concierge & valet parking.

Baltimore Wharf is located within 100m of Crossharbour DLR station, with the shops, cafes, takeaways of Pepper Street also very close by, & Canary Wharf approximately 1km away, offering close proximity to the business district, shopping centre, Jubilee Line & Elizabeth Line stations.

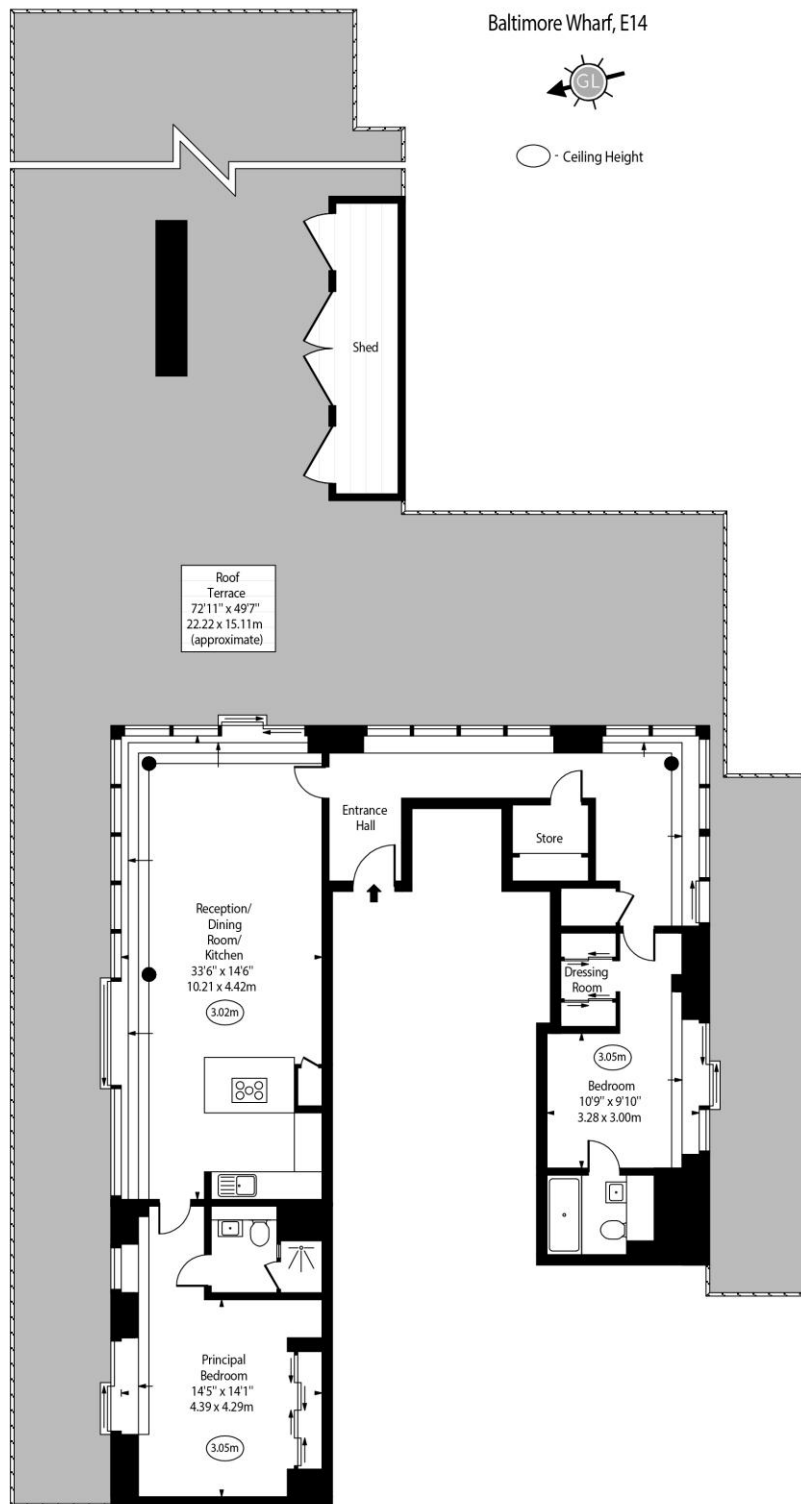
The property is offered chain-free.

Tenure:	Leasehold – 980 years remaining approx.
Service Charge:	£11,059pa approx.
Ground Rent:	£1,000pa doubling every 25 years from commencement for the 1st 99
Local Authority:	Tower Hamlets
Council Tax Band:	G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	71	71
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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Ninth Floor

Approx Gross Internal Area 1240 Sq Ft - 115.20 Sq M
(Excluding Shed)

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