



# Baltimore Wharf

London, E14

Asking Price £500,000

An 868sq ft South-facing apartment with boulevard views in the well-located & sought-after Baltimore Wharf development. The property benefits from an abundance of light, pleasant views of greenery, a sizeable & open-plan reception & 2 large balconies.

**CHESTERTONS**



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- 2-bedroom 2-bathroom South-facing apartment.
- En-suite included in main bedroom.
- Former developer's show flat.
- 24-hour concierge; secure parking.
- 25 metre swimming pool & excellent onsite gym facilities.



An impressive 868 sq ft South-facing apartment with attractive boulevard views, set within the well-located and highly sought-after Baltimore Wharf development. Flooded with natural light throughout, the property enjoys pleasant open views across landscaped greenery and features a spacious open-plan reception and dining area, ideal for both relaxing and entertaining. Large floor-to-ceiling windows enhance the sense of space, while two generous private balconies provide excellent outdoor areas to enjoy the sunny aspect. The contemporary kitchen is fully fitted with integrated appliances and sleek cabinetry, complementing the modern finish of the apartment. The well-proportioned bedrooms offer excellent storage, with the principal bedroom benefiting from an en-suite bathroom, in addition to a separate modern family bathroom.

Residents of Baltimore Wharf benefit from a 24-hour concierge service and access to excellent on-site leisure facilities, including a fully equipped gymnasium, swimming pool, sauna and steam room. The development also offers secure entry and well-maintained communal areas, creating a comfortable and convenient living environment. Ideally positioned just moments from the heart of Canary Wharf, the property is within easy reach of an extensive selection of shops, restaurants, cafés and bars. Crossharbour DLR station is just a short walk away, providing swift connections to Canary Wharf, Bank and Stratford, while Canary Wharf Underground Station (Jubilee Line) and the Elizabeth Line offer excellent links to the City, West End and Heathrow Airport.

**Tenure:** Leasehold 979 years approx. remaining.

**Service Charge:** £8,596 pa approx.

**Ground Rent:** £750 pa (such sum doubles every 25th anniversary of the Commencement Date (01.01.2007) for the first 99 years of the Term.

**Local Authority:** Tower Hamlets

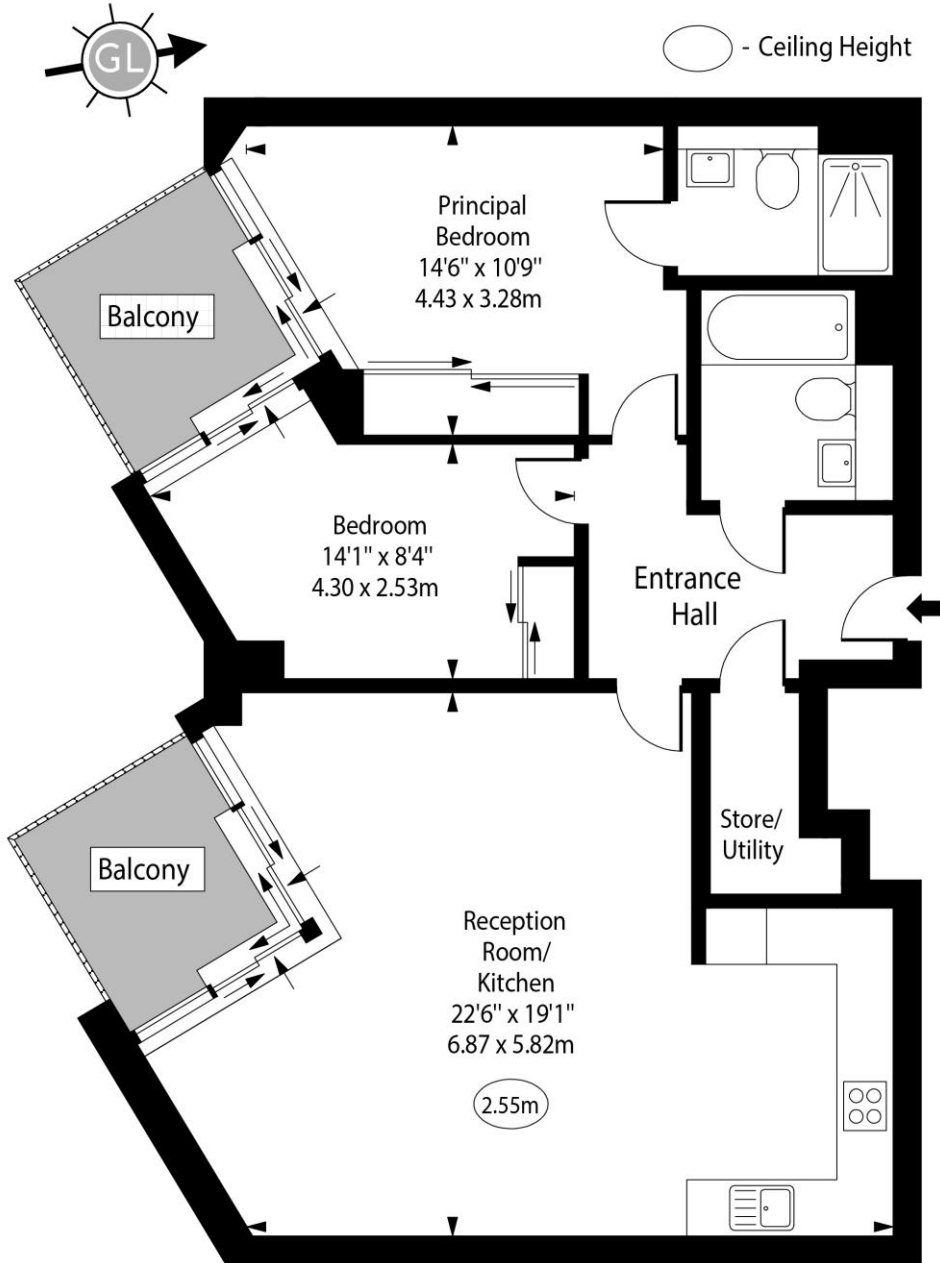
**Council Tax Band:** G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Canary Wharf & Greenwich Sales*

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# Baltimore Wharf, E14



## Third Floor

Approx Gross Internal Area      868 Sq Ft - 80.64 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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