



**Flat 2.4 Hutchings Wharf 1 Hutchings Street, London, E14
8JY**

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Situated within the sought-after Hutchings Wharf development, this impressive three-bedroom duplex apartment offers over 1,300 sq ft of stylish living space arranged across the upper floors of a secure concierge-serviced building in the heart of Canary Wharf.

****Photos have been digitally dressed for example purposes.**

Beautifully designed for modern living and entertaining, the property features an expansive open-plan reception and dining area with a contemporary fitted kitchen, flooded with natural light and opening directly onto a private balcony with attractive river views. The first floor also comprises two generous double bedrooms and a modern shower room.

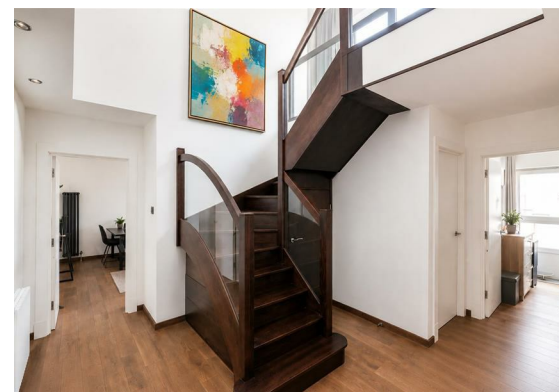
Occupying the entire upper level, the exceptional principal suite offers a true penthouse-style feel, complete with a luxurious en-suite bathroom featuring a Jacuzzi bath and multi-jet double shower, alongside access to a substantial private terrace balcony, ideal for entertaining or relaxing outdoors.

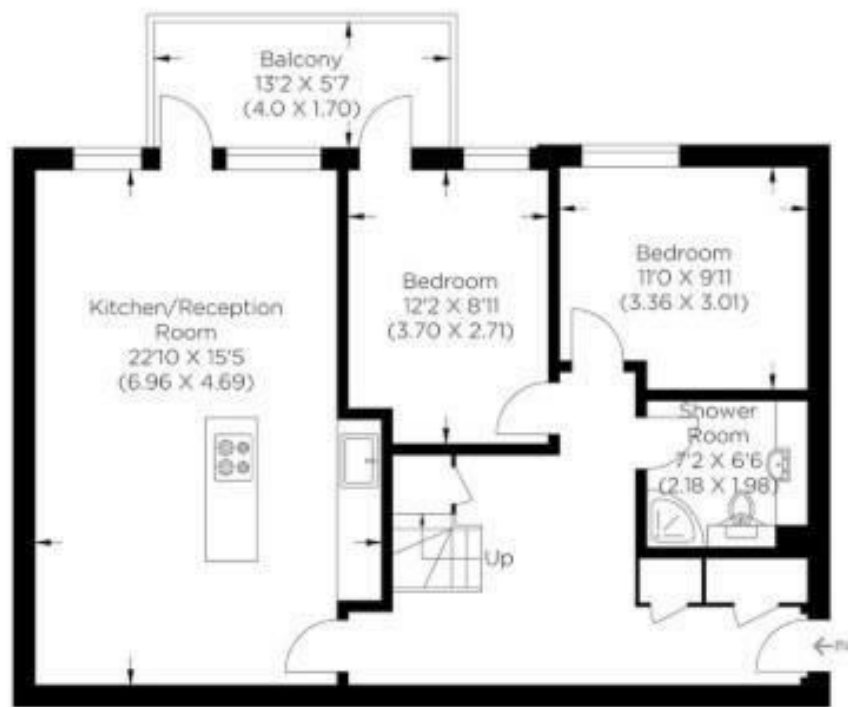
Further benefits include two private outdoor spaces across both floors, secure underground allocated parking, concierge service, secure entry system, excellent storage, and a chain free sale. Hutchings Wharf is perfectly positioned moments from the shops, restaurants, bars, and world-class transport links of Canary Wharf, including the Jubilee Line, Elizabeth Line, and South Quay DLR.

Approx. years remaining on lease: 97
 Ground rent amount: approx. £200pa
 Ground rent review period: Ask Agent
 Service charge amount: approx. £7,520 pa
 Service charge review period: Ask Agent
 Council tax band: E (Tower Hamlets)

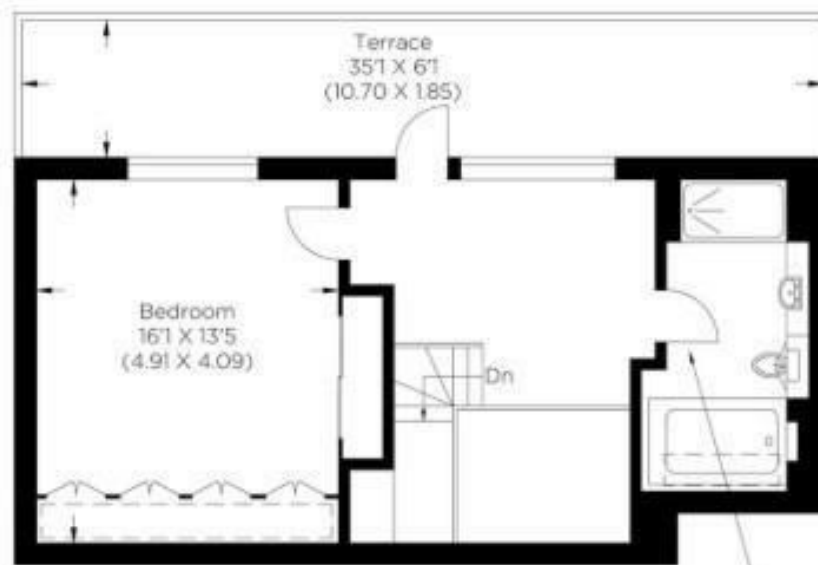
Electricity supply – Mains | Heating, Hot Water – Electric | Water Supply & Sewerage – Mains | Lift Access | Parking: YES
 To check broadband and mobile phone coverage please visit Ofcom
 To check planning permission please visit Tower Hamlets Council Website, Planning & Building Control







Fourth Floor



Fifth Floor

Approximate gross internal area
122.84 sq m / 1322.23 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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