



One Park Drive

London, E14

Asking Price £835,000

A luxurious, high-spec 690sq ft 22nd floor South-East-facing 1 bedroom apartment with 2.63m high ceilings, & balcony overlooking the South Dock in the prestigious 1 Park Drive development which boasts the best location in the heart of Canary Wharf. The property comes with a basement storage unit of 51sq ft additionally. Offered chain-free.



One Park Drive

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- 22nd floor SE-facing 690sq ft 1 bedroom apartment with balcony.
- Location, location, location! Within 250m of Canary Wharf Jubilee Line station.
- Spectacular views over the South Dock, Isle of Dogs & towards the river.
- Exceptional amenities within the building.
- 24hr concierge; residents' gym & 25m swimming pool.
- Residents' lounge & library; private cinema.
- Basement storage unit of 51-52sq ft approx.
- Offered chain-free.



An ultra- high-spec & luxurious 690sq ft 22nd floor South-East-facing 1 bedroom apartment flooded with natural light from its floor-to-ceiling windows in the prestigious 1 Park Drive development in the heart of Canary Wharf. The apartment benefits from unusually high 2.63m ceilings, a sizeable balcony, & excellent views over the South Dock & towards The River Thames. Additionally included is a basement storage unit of 51-52sq ft approx.

1 Park Drive offers residents elite level on-site facilities, including a high end entrance lobby with 24 hour concierge for residents' security, a residents' lounge & library, private cinema, a large residents' gymnasium, & a 25 metre swimming pool, plus Jacuzzi pool, & communal terrace overlooking the South Dock. The location of 1 Park Drive is second to none: on the Canary Wharf Estate, within 250m of Canary Wharf Jubilee Line station, & benefitting from easy access to a wide variety of nearby shops, cafes, restaurants, & Canary Wharf's shopping centre, including a large Waitrose. 1 Park Drive is the residential centrepiece of, or flagship development in CWG's 23 acre re-development of Wood Wharf, which comprises 3600 new homes, 2million sq ft of office space, & an abundance of street level retail space, predominantly cafes, restaurants, & shops, including a Morrison, & a new school.

The property is offered chain-free.

Tenure: Leasehold – 237 years remaining approx.
Service Charge: £6,540pa approx.
Ground Rent: £550pa doubling every 25th anniversary of the commencement date
Local Authority: Tower Hamlets
Council Tax Band: E

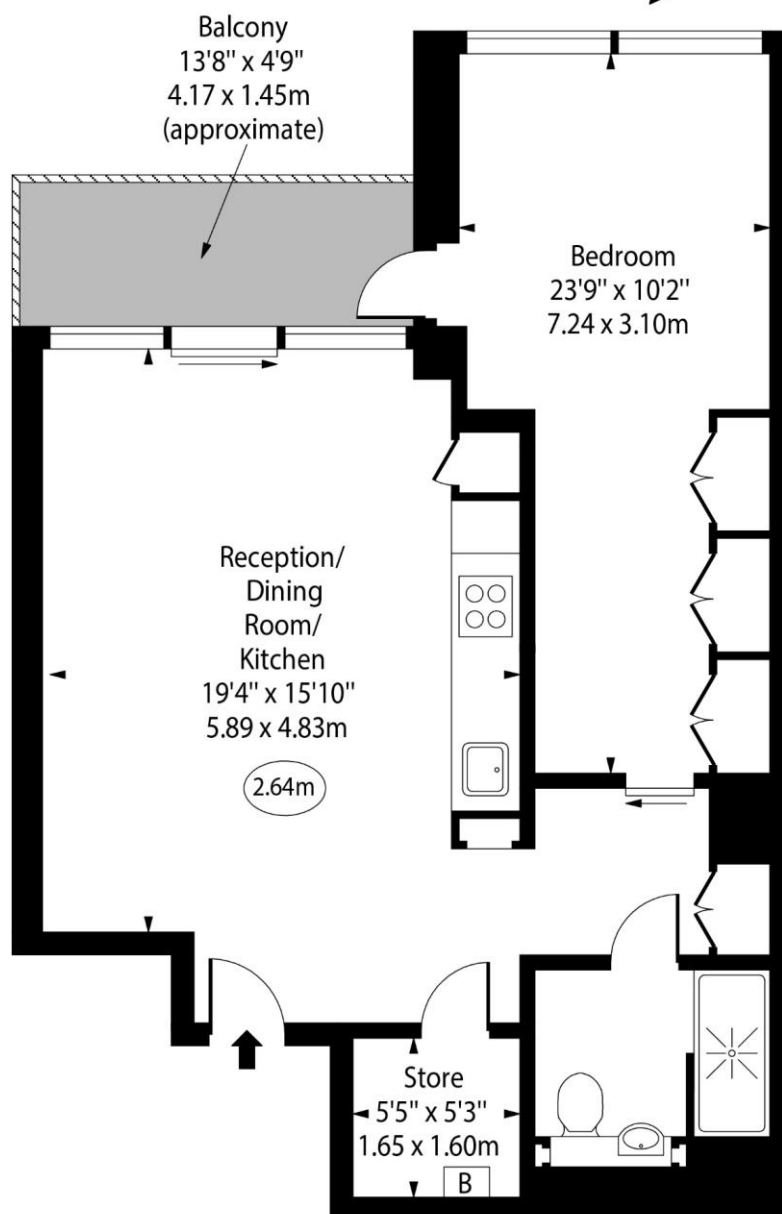
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)	85	85
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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Park Drive, E14

○ - Ceiling Height



Twenty Second Floor

Approx Gross Internal Area 690 Sq Ft - 64.10 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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