



## **Agar House, 79 Orchard Place, London, E14 0WX**

**£530,000**

A lovely warehouse style 1 bedroom apartment set over 544 square foot with views of the River Thames and the O2 from its balcony.

Agar House is situated in Good Luck Hope on the banks of the River Thames. GLH offers residents a different level of facilities including the 1595 Club housing a swimming pool and gym overlooking the Thames and an outdoor hot tub and sauna. A cinema is available for residents as is the Lantern Room, a roof top work/relax shared space with stunning views.

Residents can access the River boat from GLH own jetty or use all the transport facilities close by such as the DLR or the network of roads into the City/Docklands

The apartment has an industrial styling to it and comprises a spacious and bright lounge with open plan contemporary kitchen and access to the balcony with views of The Thames & the O2. A double bedroom with built in storage and a beautiful bathroom suite.

Service charge £3966 per annum  
Ground rent £500 per annum  
Lease: 997 years remaining

\*The above information has been provided to Cityzen by the client but not verified and upon entering into a purchase you should instruct a lawyer to check this information.

- VIEWS OVER THE RIVER THAMES
- VIEWS OF THE RIVER & O2
- RIVER BOAT FROM OWN JETTY
- INDUSTRIAL STYLE FLAT
- USE OF THE 1595 CLUB
- DLR CLOSE BY
- 1 DOUBLE BEDROOM APARTMENT
- USE OF THE PICTURE HOUSE
- AMAZING FACILITIES

# Agar House, 79 Orchard Place, London, E14 0WX



RECEPTION ROOM



VIEW FROM BALCONY



KITCHEN



RECEPTION ROOM



BATHROOM



KITCHEN

# Agar House, 79 Orchard Place, London, E14 0WX



KITCHEN



BEDROOM



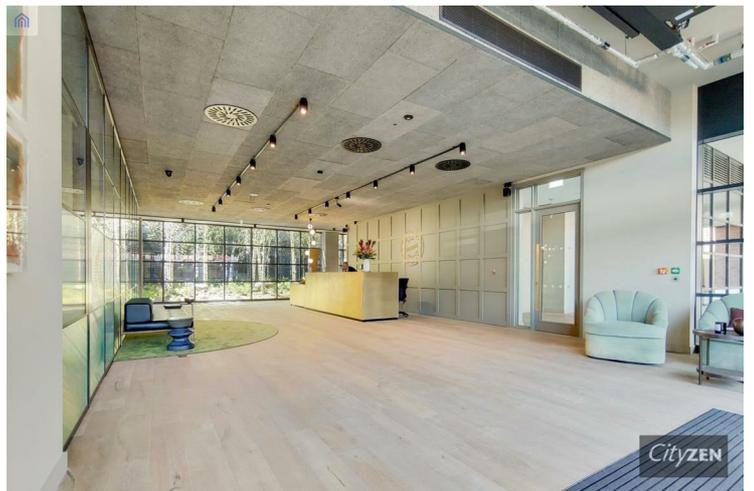
BEDROOM



GOOD LUCK HOPE



BEDROOM



RESIDENTS LOBBY



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
50.55 sqm / 544.12 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and internal features  
Includes workrooms, restricted head heights  
48.13 sqm / 518.07 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
6.45 sqm / 69.43 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5m  
0.00 sqm / 0.00 sqft

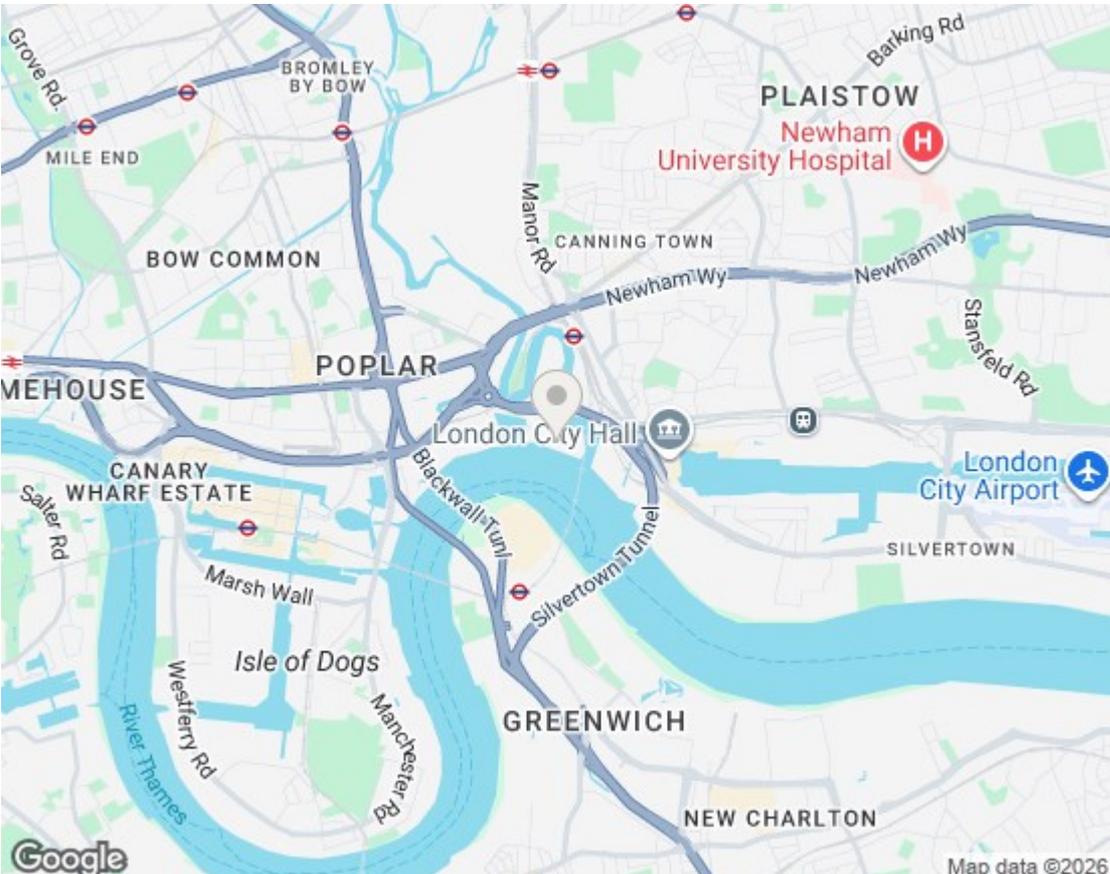
spec Verified

RICS Certified Property Measurement

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 57.71 sqm / 615.37 sqft  
IPMS 3C RESIDENTIAL 55.25 sqm / 594.71 sqft

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A		93	93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.