



Apartment 2602 1 Park Drive, London, E14 9SB

Offers in excess of £799,000

 1  1  1  B

A lovely and spacious one-bedroom apartment offering bright, modern living in a prime Canary Wharf location. The property features a beautifully proportioned open-plan living area with floor-to-ceiling windows, flooding the space with natural light. The contemporary kitchen is finished to a high specification, ideal for both everyday living and entertaining.

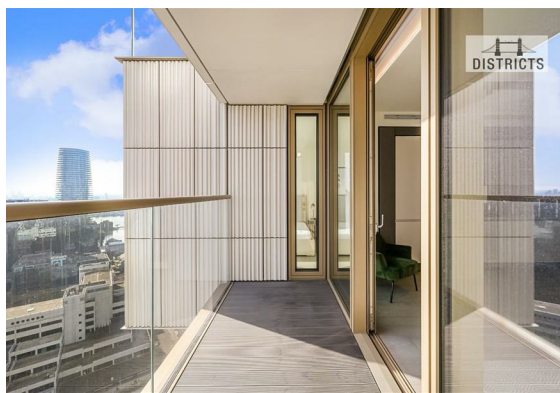
*Photos of the bedroom have been digitally dressed for marketing purposes. The generous bedroom provides a peaceful retreat with direct access to a private balcony, while the sleek bathroom is elegantly appointed with premium fittings. A substantial residents' storage unit (51.67 sq. ft.) further enhances the practicality of the home.

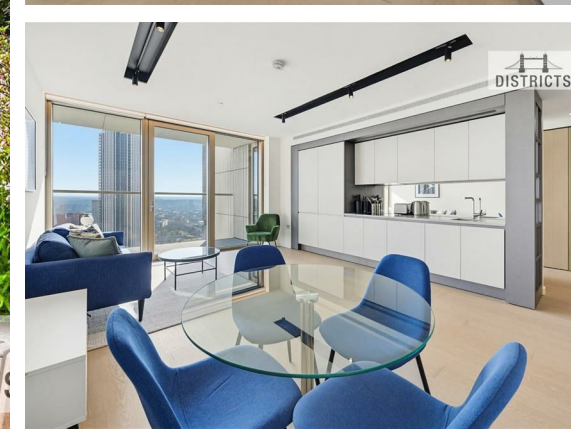
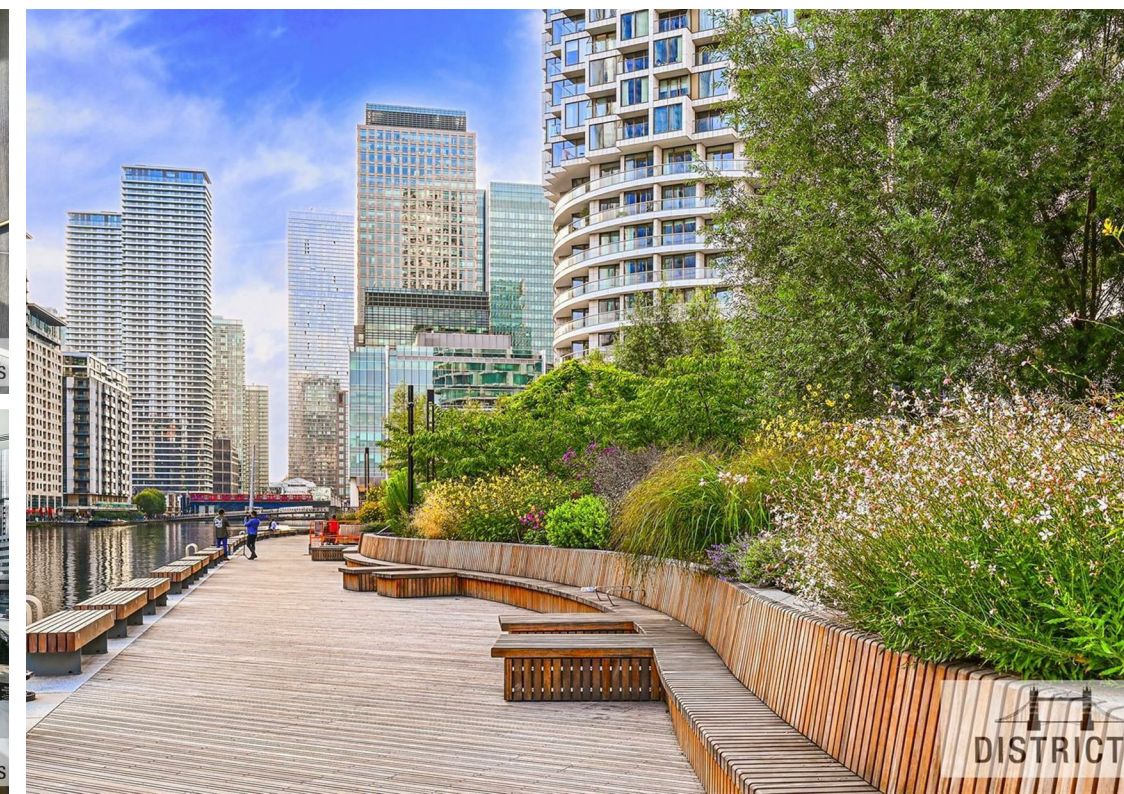
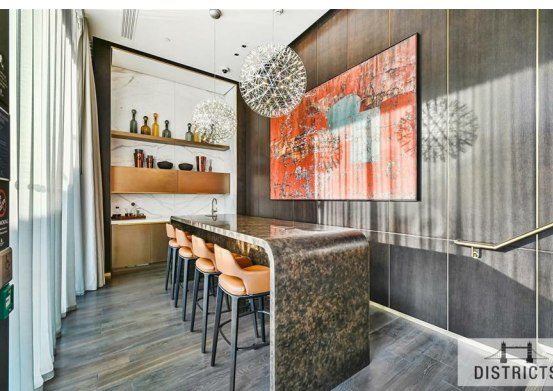
Residents enjoy access to exclusive leisure facilities and well-designed communal spaces, all just moments from Canary Wharf's vibrant selection of shops, restaurants and excellent transport links including the Jubilee line, DLR, Elizabeth line and Thames Clipper.

Tenure: Leasehold
Length of Lease: Approx. 236 years remaining
Annual ground rent: £550pa
Ground rent review period: Ask Agent
Annual service charge: Approx. £6,672pa
Council: Tower Hamlets, Band E

Electricity supply – Mains | Heating – Mains | Water Supply & Sewerage – Mains | Internet: Fibre | Lift Access

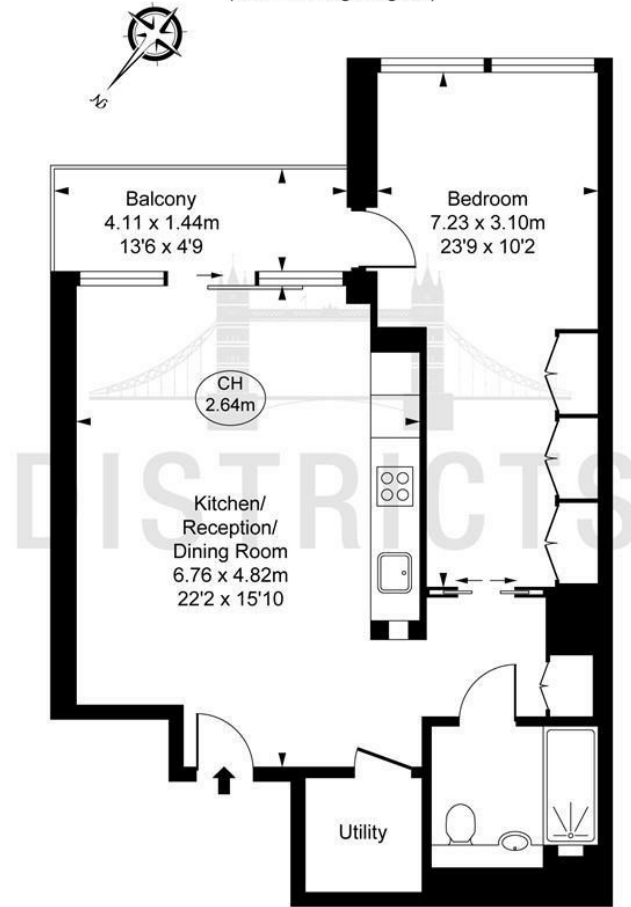
To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Tower Hamlets Council Website, Planning & Building Control





Park Drive, E14
 Approximate Gross Internal Area
 63.88 sq m / 688 sq ft

(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
 © Fulham Performance

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(81-91) B			
(69-80) C			
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.