



Sargasso Court, Caspian Wharf, E3
Guide Price £550,000

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Bedrooms: 3 | Bathrooms: 2 | Receptions: 1

Offered Chain Free. An immaculate, very spacious (over 1000 sq. ft) 3 bedroom 2 bathroom apartment with **secure underground parking** located on the fourth floor of Sargasso Court, part of the sought-after and pet-friendly Caspian Wharf development. This exceptional property includes two balconies, the main offering views over the communal gardens and to Canary Wharf. This apartment also benefits from the developers upgrade option of the surround sound system.

Offering a spacious open plan lounge/kitchen with integrated appliances and floor-to-ceiling windows.

All three bedrooms are well proportioned doubles. The main bedroom benefits from a stylish en-suite bathroom and direct access to the balcony. A contemporary family bathroom serves guests. A dedicated utility room, and additional hallway storage complete the thoughtful and practical layout. Comfort is assured with underfloor heating throughout the apartment.

Residents of Caspian Wharf enjoy access to a 24-hour concierge service, secure bike storage, beautifully landscaped communal gardens, and an on-site gym (membership fees apply).

Caspian Wharf provides an ideal balance of urban convenience and tranquil riverside living, perfect for those seeking to enjoy East London's dynamic atmosphere. Start your day with coffee from local favourites like Saffi or Les Miches, or visit The Union Poplar in nearby Bartlett Park for artisan bread, breakfast, or lunch, which also hosts regular community events.

For dining and entertainment, explore Hackney Wick's vibrant scene with canal-side bars, breweries, and street food options at Crate Brewery or Barge East. The Angel of Bow pub, just around the corner, offers Sunday roasts, open mic nights, and a welcoming community hub.

Enjoy scenic walks or cycles along the Limehouse Cut and The River Lea, or explore the expansive green spaces of Bartlett Park, Mile End Park, the iconic Victoria Park, and the Queen Elizabeth Olympic Park, all within walking or cycling distance.

Transport Links:

Devons Road & Langdon Park DLR stations are just a 5-minute walk away, providing quick connections to Canary Wharf & Stratford. Bromley-By-Bow station (District & Hammersmith & City Lines) is a 10-minute walk, offering direct routes into central London. Stratford and Canary Wharf are both nearby for major retail, dining, entertainment, and access to the Elizabeth Line.

++ Some images have been digitally dressed using AI for marketing purposes. Some furniture and decorative items shown are illustrative and may not be present at the property. ++











FOURTH FLOOR

APPROXIMATE GROSS INTERNAL AREA
1007 SQ FT / 93.6 SQ M