



Charrington Tower, New Providence Wharf, **Asking Price £1,400,000**

Penthouse Style 2 bedroom apartment with stunning river views and furnished to a very high standard. The property also benefits from parking for two vehicles.

The property offers approx. 1,651 sq ft comprising an open plan reception room with a state-of-the-art integrated kitchen, 3 luxury bathrooms (2 en-suite), great internal storage and beautiful interiors boasting high ceilings. The panoramic views are something to behold and for the residents' private use there is a 24-hour concierge, a sky lounge, business centre, yoga studio, private gymnasium, and a very popular indoor swimming pool, sauna and steam room.

Amenities such as Hawksmoor, Gaucho, The Ivy, The Alchemist cocktail bar, as well as a Waitrose to name but a few are all located on your doorstep. Canary Wharf is renowned for offering variety when it comes to shopping and eateries.

Approx. years remaining on lease: 985
Ground rent amount: approx. £1000pa
Ground rent review period: Ask Agent
Service charge amount: approx. £15,938pa
Service charge review period: Ask Agent
Council tax band: G (Tower Hamlets)

Electricity supply – Mains | Heating, Hot Water & Cooling – Mains | Water supply – Mains | Sewerage – Mains | Lift Access | Parking: Yes | Cladding: EWS1 Certificate available

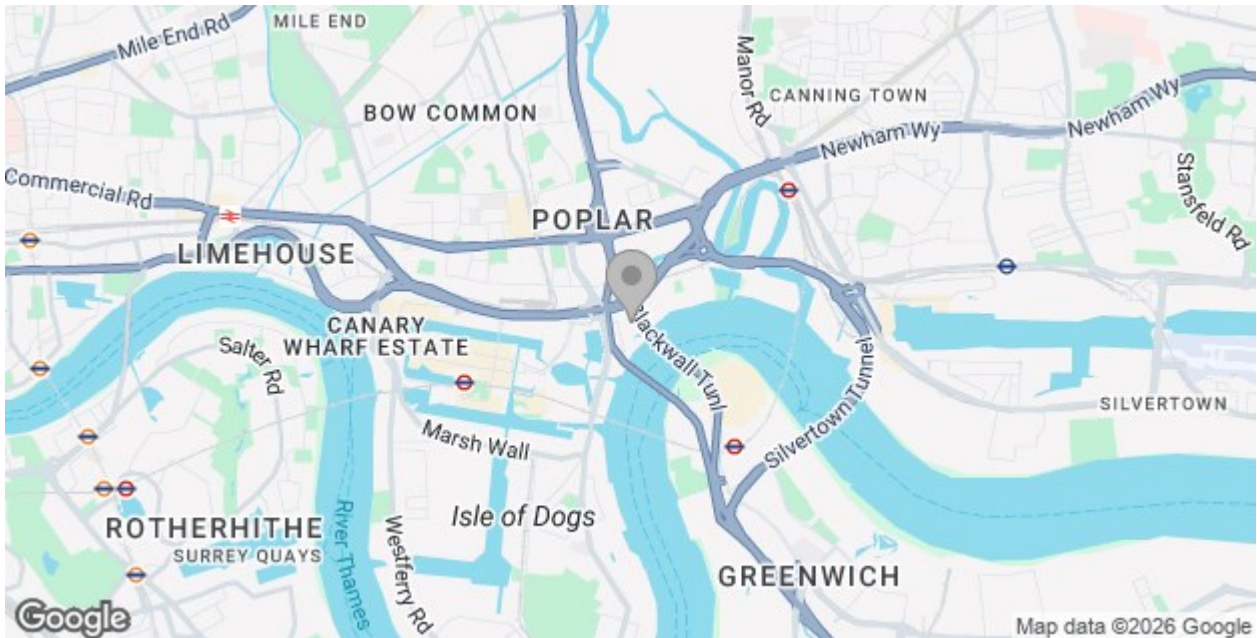
To check broadband and mobile phone coverage please visit Ofcom

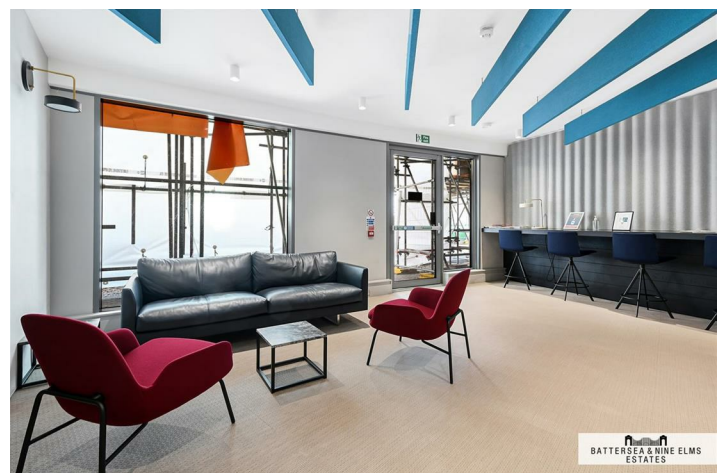
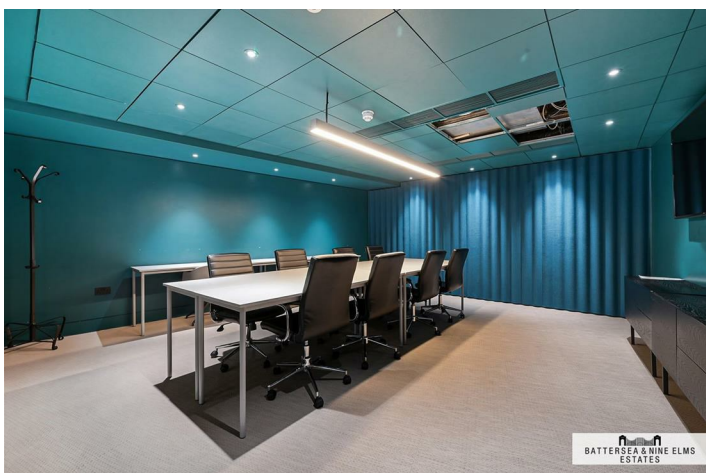
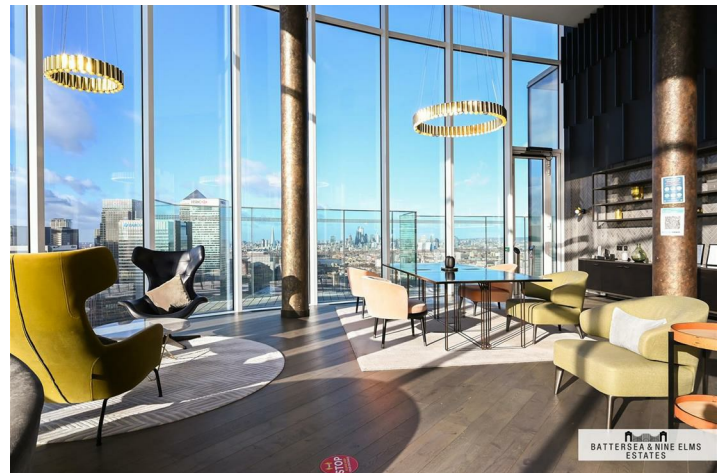
To check planning permission please visit Tower Hamlets Council Website, Planning & Building Control

Brochures

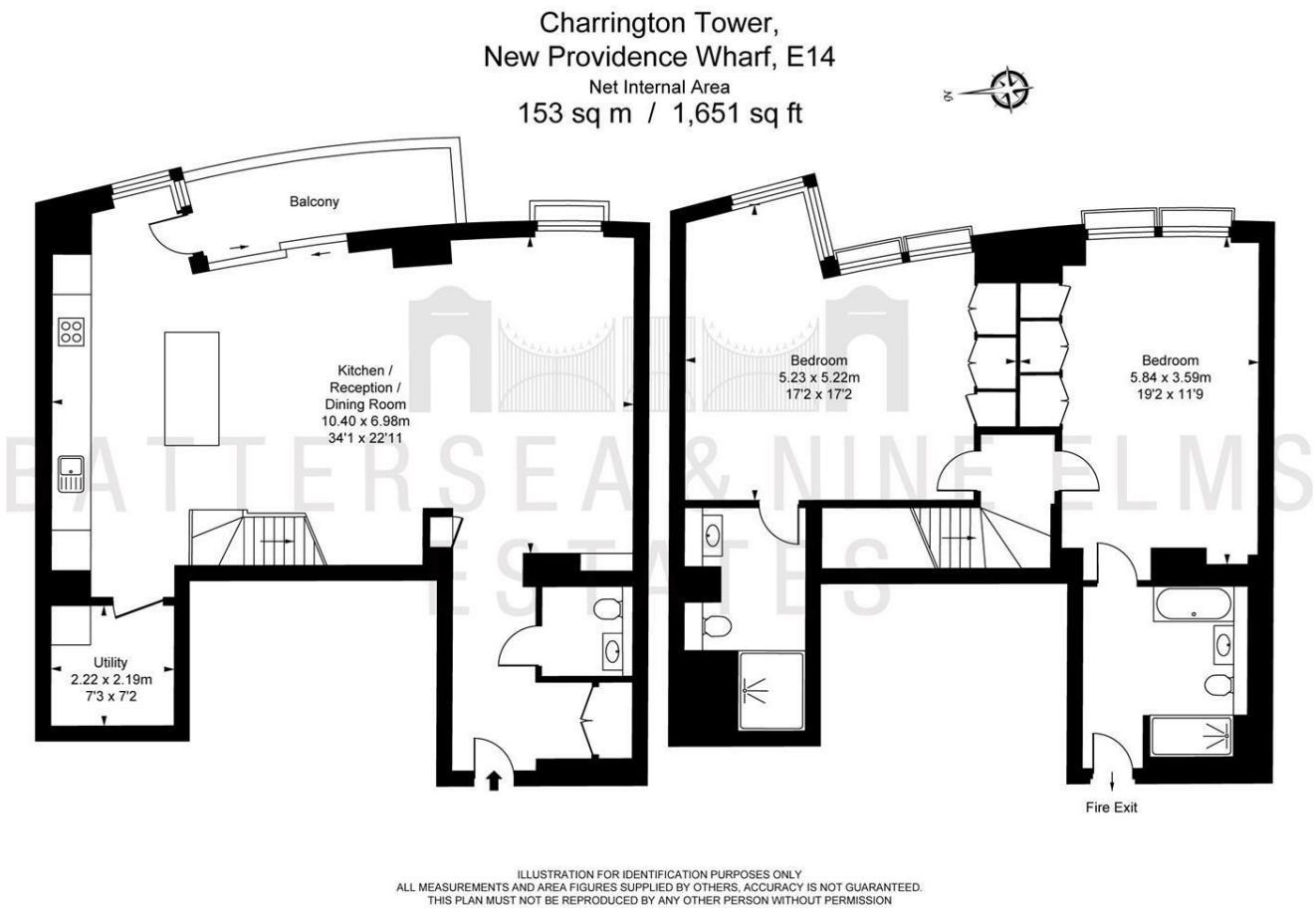


- Two double bedrooms
- Two bathrooms (one en suite)
- 24 Hour concierge
- Gym & swimming pool
- Excellent location
- Two residents rights to park
- *Photos from 2019





Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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