



Ares Court

Homer Drive, E14

Asking Price £980,000

A rare and grandiose three bedroom, three bathroom Penthouse, laterally spread over the fourth floor of Ares Court, situated in the highly desirable and secure riverside development, Cyclops Wharf, Isle of Dogs E14.



Ares Court

Homer Drive, E14

- Stunning Three Bedroom Penthouse
- 2280 Square Feet.
- Three Bathrooms (Two En-suite)
- Three Roof Terraces.
- Two Underground Parking Spaces.
- Twenty Four Hour Concierge.
- Residents Gym and Swimming Pool
- Share of Freehold.



A rare and grandiose three bedroom, three bathroom Penthouse, laterally spread over the fourth floor of Ares Court, situated in the highly desirable and secure riverside development, Cyclops Wharf, Isle of Dogs E14. Located just a few minutes from Canary Wharf, this unique property offers nearly 2300 square foot of accommodation, which comprises of a superbly spacious reception room with high vaulted ceilings, a dedicated study space, three bedrooms (2 en suite), including one of the most spacious principal bedroom suites we have seen in a long time. There is also a further bathroom, walk in wardrobe and a utility room. There is ample storage as you would expect in such a large property! There are three terraces to enjoy all offering different aspects, including a favourable South West aspect towards the River Thames. The property comes with two underground parking spaces and a share of freehold. Cyclops Wharf Residents benefit from twenty four hour concierge, fully equipped gym, swimming pool, sauna and steam room, with fantastic transport links connecting Canary Wharf, Stratford and Bank within a half mile distance. The Thames Path is also very close by which allows a walk into Greenwich along the river and great for cyclists!

Tenure: Share of Freehold 993 years 1 months

Service Charge: £12761 approx.

Ground Rent: £0 N/A

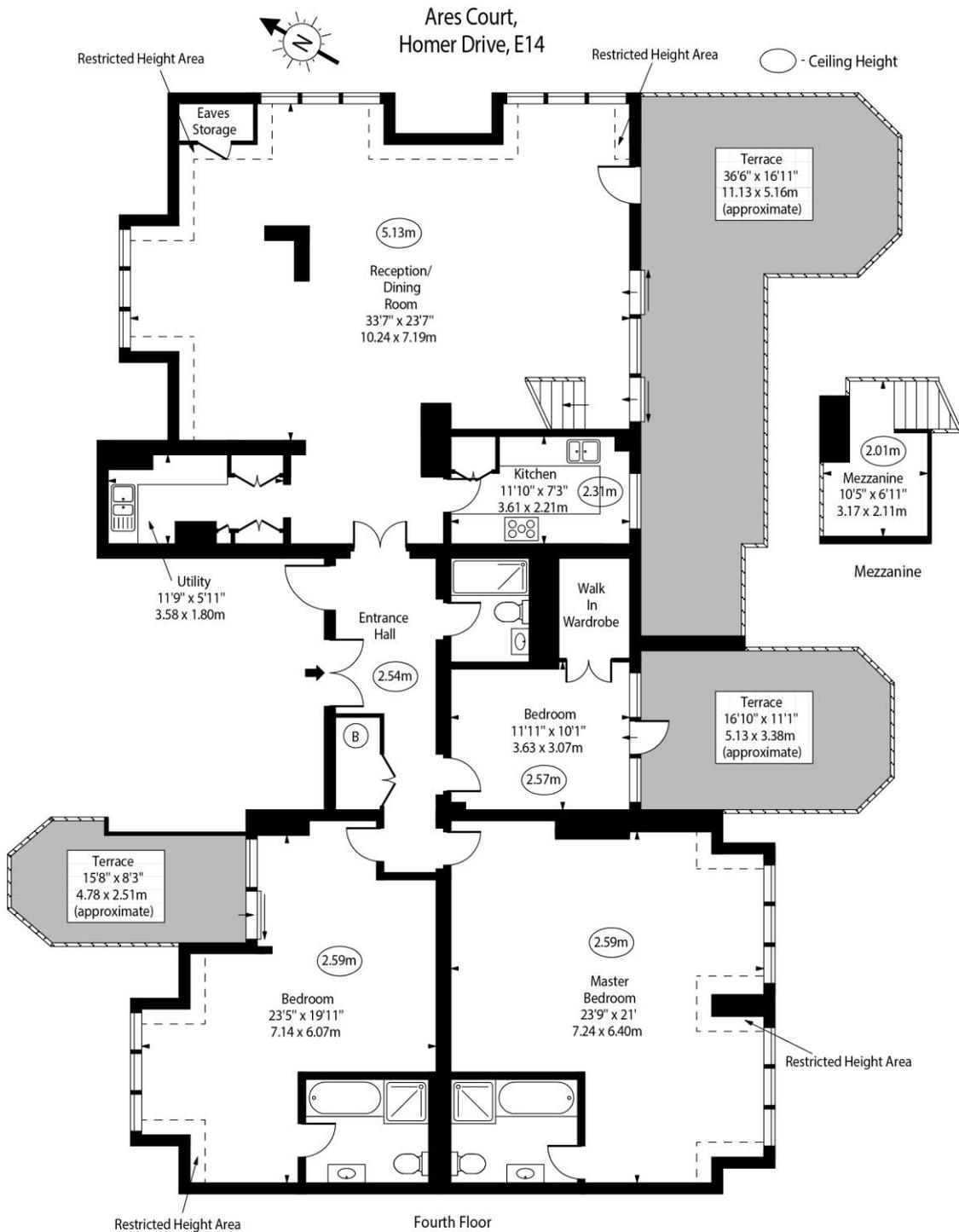
Local Authority: Tower Hamlets

Council Tax Band: G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons Canary Wharf & Greenwich Sales

Harbour Island
 28 Harbour Exchange Square
 London
 E14 9GE
 canarywharf@chestertons.co.uk
 020 7510 8300
 chestertons.co.uk



Approx Gross Internal Area 2180 Sq Ft - 202.52 Sq M
(Including Mezzanine)

Approx. Floor Area Including Restricted Heights 2280 Sq Ft - 211.81 Sq M
(Including Eaves Storage)

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 016947E

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.

