



**Apartment 3706, Charrington Tower 11 Biscayne Avenue,
London, E14 9BQ**

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Immaculate one-bedroom apartment situated on the 36th floor, offering breathtaking views over Canary Wharf and across to the City of London. Spanning approximately 600sq. ft. of internal living space, the property features a double bedroom with a built-in wardrobe, a luxury bathroom, a spacious storage/utility room with washing machine, and an open-plan reception area with a modern integrated kitchen - perfect for entertaining guests. A private balcony provides impressive, far-reaching skyline views.

Residents enjoy a five-star lifestyle with exclusive access to outstanding on-site amenities, including a 24-hour concierge, sky lounge, business centre, private gym, swimming pool, yoga studio, spin room, sauna, and steam room. Ideally positioned for easy access to Canary Wharf's superb transport connections, including the DLR, Jubilee Line, Elizabeth Line, and Canary Wharf Pier for the Thames Clipper.

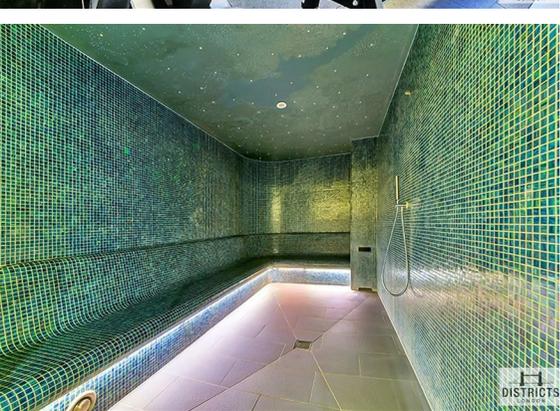
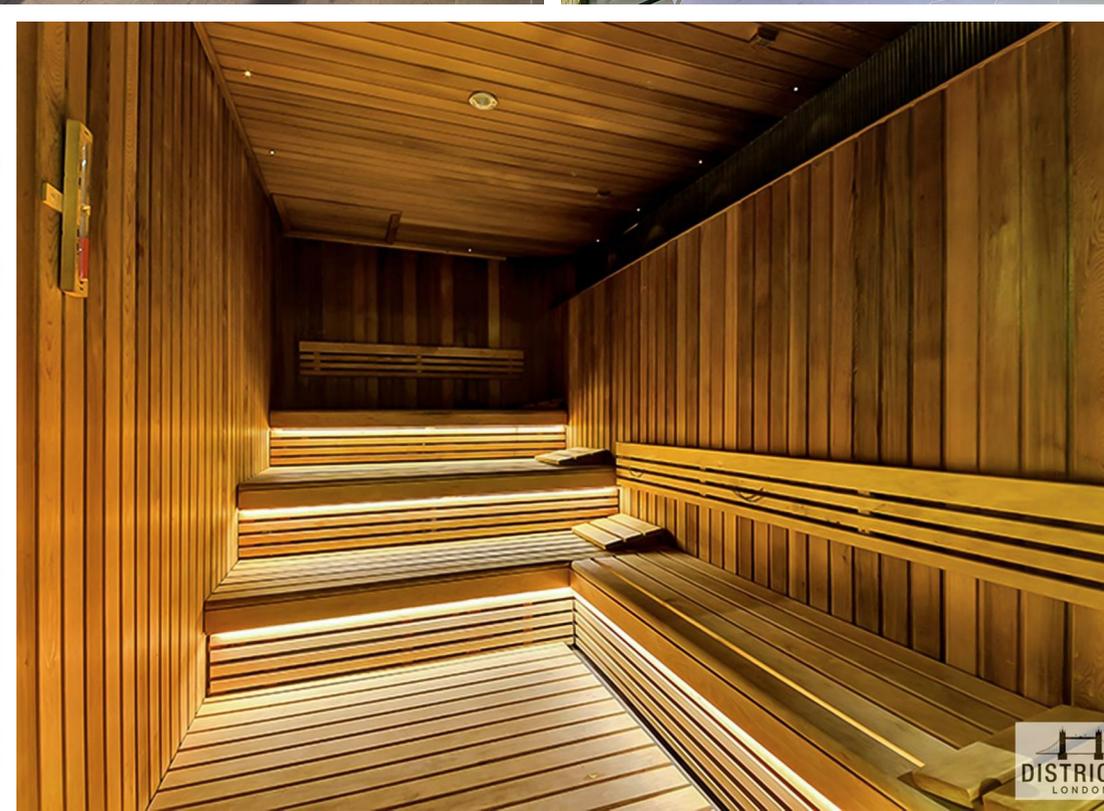
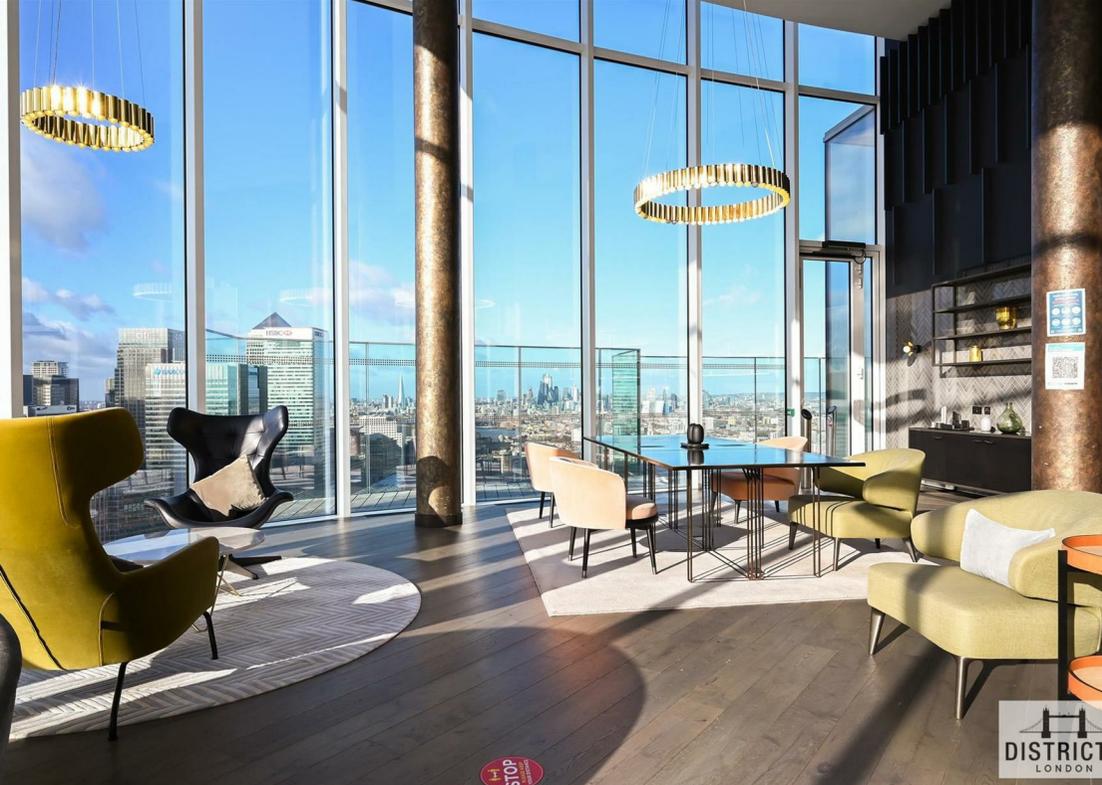
*Photos of the bedroom have been digitally dressed for example purposes.

Set against the iconic backdrop of the Canary Wharf peninsula, New Providence Wharf is located within one of London's most affluent and dynamic business districts. If you're seeking luxury living in one of the capital's most sought-after residential developments, you've found it.

Council Tax Band: D
Minimum contract: 12 months
Change of contract fee: £50 including VAT
Holding Deposit - £577- 1 weeks rent, subject to agreed offer

Electricity supply – Mains | Heating, Hot Water – Communal supply | Water Supply & Sewerage – Mains | Lift Access
To check broadband and mobile phone coverage please visit Ofcom

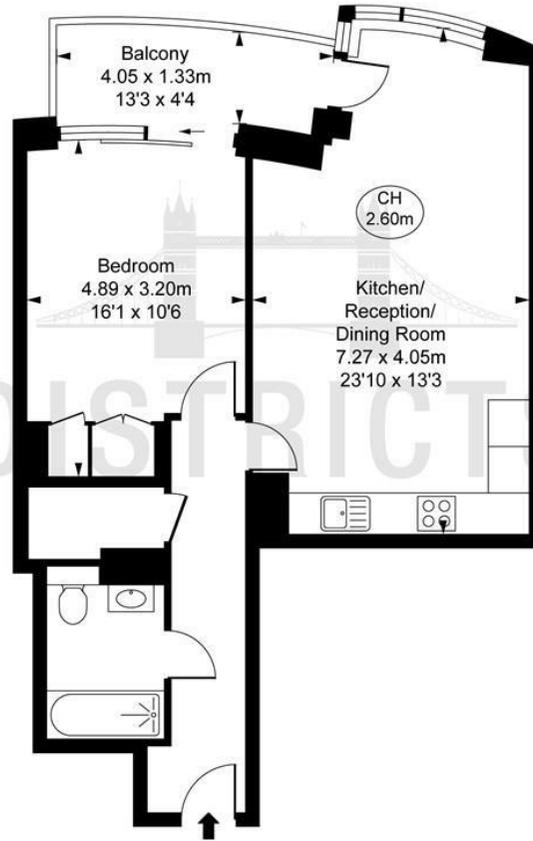




Charrington Tower,
Biscayne Avenue, E14
Approximate Gross Internal Area
55.52 sq m / 598 sq ft



(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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.