



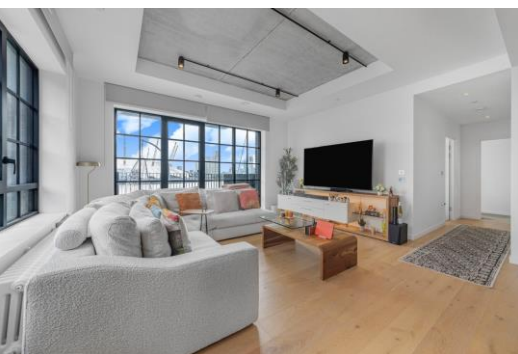
Agar House

79 Orchard Place, E14

Asking Price £995,000

A striking, waterfront two bedroom, two bathroom apartment, with a private balcony, located in one of E14's new premier developments, Goodluck Hope, offering expansive views over the River Thames & O2.

CHESTERTONS



Agar House

79 Orchard Place, E14

- Two Bedrooms | Two Bathrooms
- 890sq ft Internal Living Space
- Long Leasehold
- Exceptional South-Facing Thames Views
- Excellent On-site Facilities
- Private Balcony
- Canning Town Station 0.6km



The reception room is a bright and airy, open-plan living-kitchen arrangement, with excellent mod-cons built-in, and benefits from direct access to a south-facing private balcony, which has amazing views over the river Thames, towards the O2 and the Canary Wharf skyline. There is also plenty of built-in storage as well, perfect for all of life's little bits and pieces.

The principle bedroom suite is of a generous size, and the en-suite shower room is stylishly finished with royal blue tiling and brass fittings, creating an air of luxury. There is more additional built-in storage and wardrobes in both bedrooms and the smaller of the two would make an ideal guest bedroom or home office. The main three-piece bathroom is spacious and finished to the same high standard as the en-suite just off the principle bedroom.

Located adjacent to Trinity Buoy Wharf, Goodluck Hope residents benefit from an array of fantastic facilities including 'The 1595 Club', concierge, cinema room, gym and a beautiful swimming pool overlooking the Thames. Residents also have the use of the facilities at London City Island and exclusive access to the 30th floor Lantern Room in Goodluck Hope's Douglass Tower. Transport options include Thames Clipper and Jubilee Line & DLR services from Canning Town Station (0.6km)

Tenure: Leasehold 991 years

Service Charge: £7,534 pa approx.

Ground Rent: £935 pa. Increasing every 21st Anniversary from the Commencement Date of the Term based on RPI.

Local Authority: Tower Hamlets

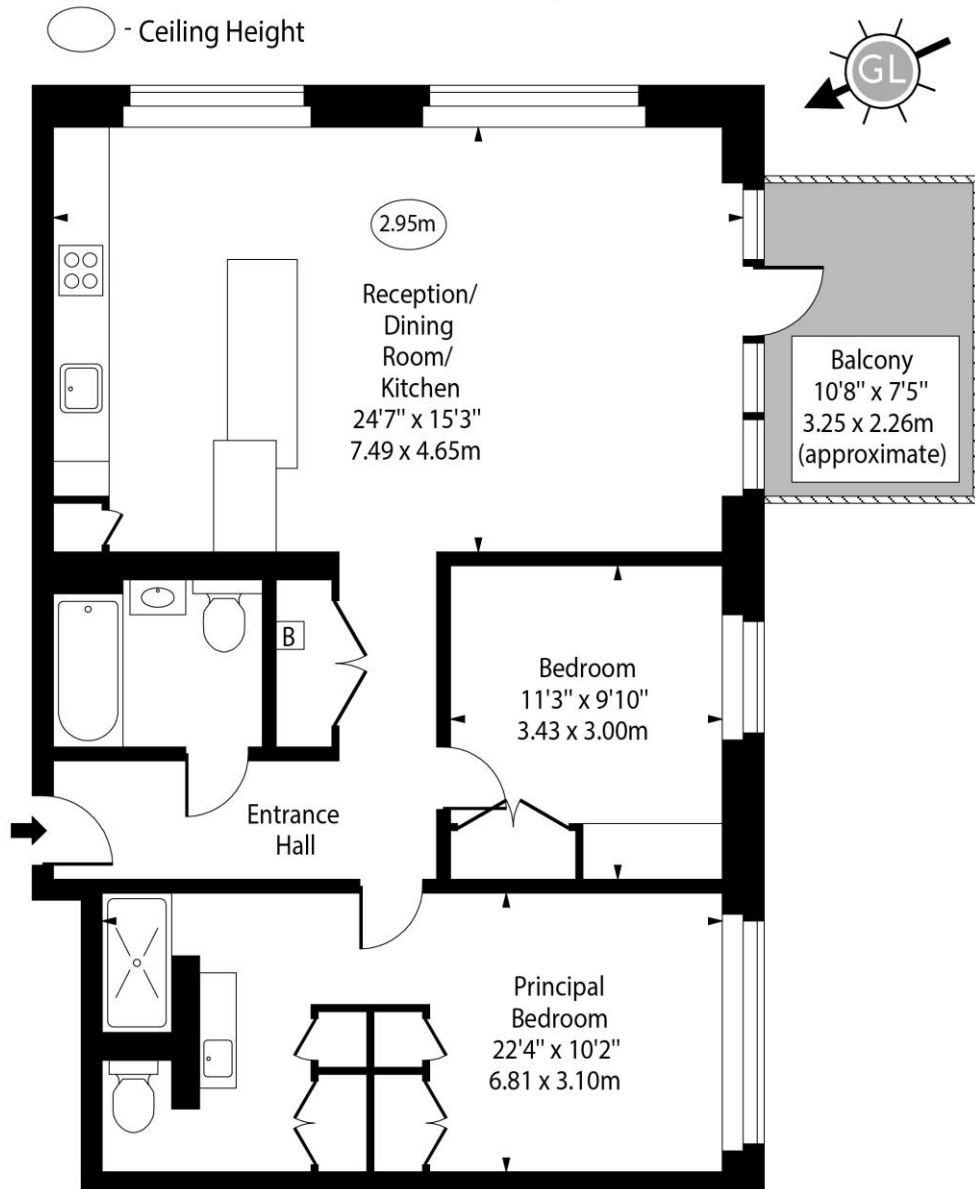
Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agar House, Orchard Place, E14



Third Floor

Approx Gross Internal Area 890 Sq Ft - 82.68 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and
for illustrative purposes only.

Measured according to the RICS IPMS 2. Not To Scale.

www.goldlens.co.uk

Ref. No. 027742K

