
Franklyn James
Ability Place, 37 Millharbour, E14 9DF
£250,000









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- Spa facilities: sauna, steam room & Jacuzzi
- 24-hour concierge
- Close to South Quay DLR & Canary Wharf Station
- Private balcony
- Luxury modern modern fittings and fixtures
- 12th floor
- Chain free

EPC rating- C
Tax band- D





Set within the prestigious Ability Place development in the heart of Canary Wharf, this exceptional apartment offers contemporary living with outstanding resident amenities.

Beautifully designed throughout, the apartment features a bright and spacious open-plan living area complemented by a stylish fitted kitchen with integrated appliances. Floor-to-ceiling windows allows for an abundance of natural light, while the private balcony provides the perfect setting to enjoy impressive views across the Canary Wharf skyline.

The well-proportioned layout also offers excellent potential for reconfiguration, with scope to install a stud partition wall and create a separate bedroom area, subject to any necessary consents, making it an attractive option for both owner-occupiers and investors seeking enhanced rental appeal.

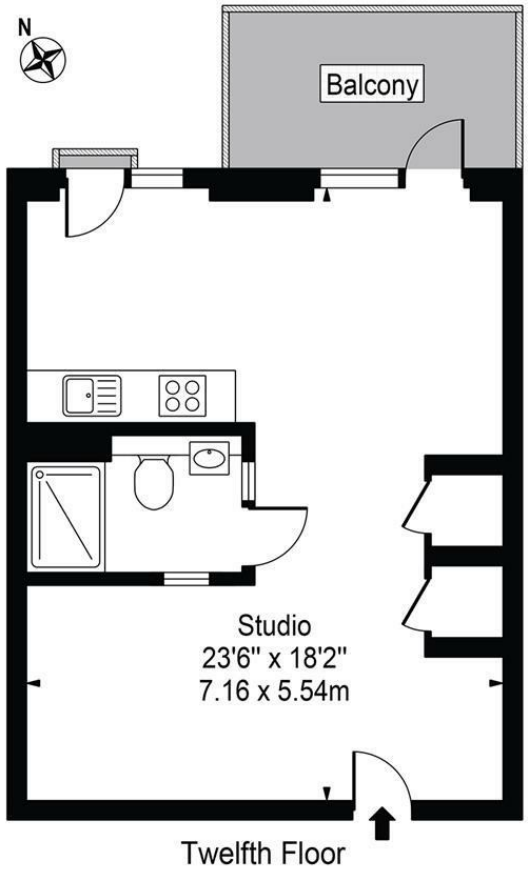
The property further benefits from a sleek modern shower room, secure entry system, lift access, and the convenience of a 24-hour concierge service.

Residents of Ability Place enjoy exclusive access to first-class leisure facilities, including a fully equipped gymnasium, luxury spa, sauna, steam room, and jacuzzi, creating a lifestyle of comfort and convenience in one of London's most sought-after developments.

Ideally positioned just moments from Canary Wharf's world-class shopping, dining, entertainment, and excellent transport links, this apartment presents an outstanding opportunity to acquire a versatile home in one of London's premier financial districts.

Ability Place

Approx. Gross Internal Area 428 Sq Ft - 39.76 Sq M

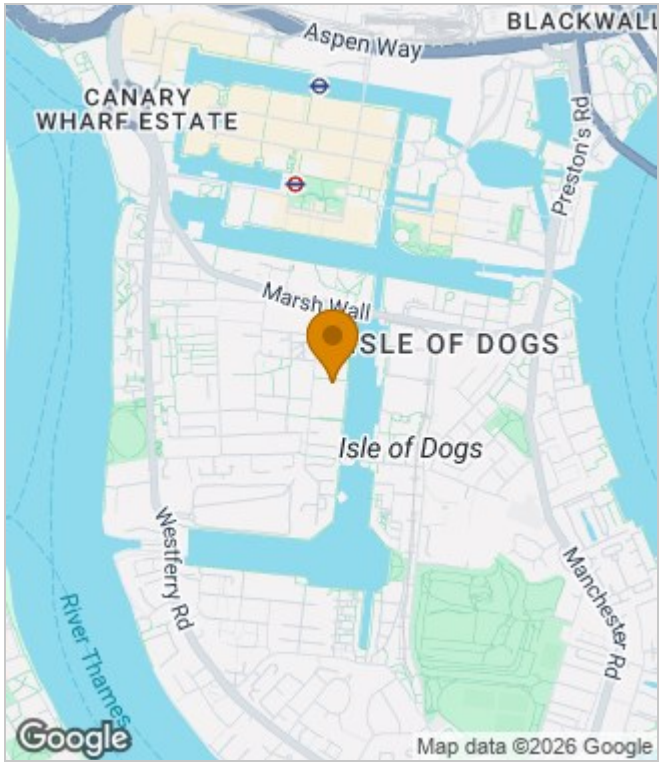


Twelfth Floor

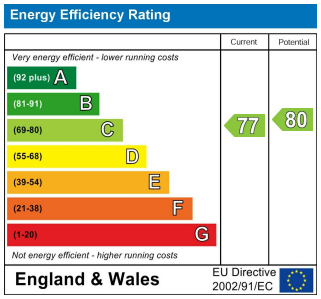
For Illustration Purposes Only - Not To Scale

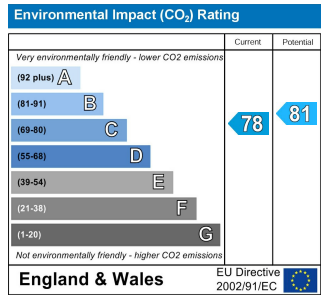
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Area Map



Energy Performance Graph





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Franklyn James

29 Narrow Street, London, E14 8DP
Tel: 02077911777 Email: sales@franklynjames.co.uk https://www.franklynjames.co.uk