HUNTERS®

EXCLUSIVE



Asking Price £435,000

96 Lookout Lane

Leamouth Peninsula, London, E14 0TG

1 1 1 B

- 1 Bedroom Apartment For Sale
- 24-hour concierge and security
- Balcony overlooking River Lea
- Residents' pool, gym, spa and cinema
- Situated at the Leamouth Peninsula
- 578 Sqft / 53.6 Sqm
- Lease 999 years from 1 January 2014
- Excellent Transport Links
- Efficient 81B Energy Rating
- This property produces0.7 tonnes of CO2







Hunters are delighted to bring to market this one-bedroom apartment on the ground floor of Bridgewater House. This nearly new purpose-built flat on Lookout Lane offers a perfect blend of modern living and convenience. Spanning an impressive 581 square feet, this delightful property features one well-proportioned reception room, ideal for both relaxation and entertaining guests. The bedroom is thoughtfully designed to provide a peaceful retreat, while the bathroom boasts contemporary fixtures and finishes, ensuring comfort and style.

Constructed in 2019, this flat benefits from the latest building standards, providing a fresh and inviting atmosphere. The location is superb, with easy access to local amenities, transport links, and the rich cultural offerings of London. Whether you are a first-time buyer or seeking a stylish rental, this flat presents an excellent opportunity to enjoy city living at its finest.

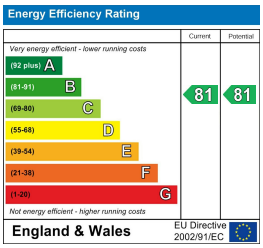
With its modern design and prime location, this property is sure to appeal to those looking for a comfortable and convenient home in one of the world's most exciting cities. Don't miss the chance to make this charming flat your own.

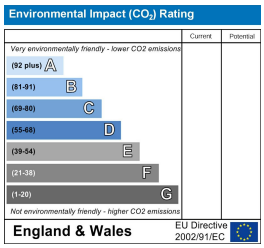
Island Life
Residents enjoy membership of the City Island Social Club, which includes communal gardens, a fully equipped gym with classes and personal training, a 25m outdoor heated pool, a spa with Jacuzzi, sauna and steam room, and round-the-clock concierge and security, plus a screening room, residents' clubhouse and an on-site grocery. Arts and culture are on the doorstep too: Trinity Buoy Wharf and the English National Ballet are close by, alongside riverside walks, independent cafés and restaurants.

Getting around
The City Island Bridge connects straight to Canning Town station, giving fast Jubilee line and DLR links to Canary Wharf, the City and the West End. Drivers have easy access to the A13, A12 and Blackwall Tunnel.

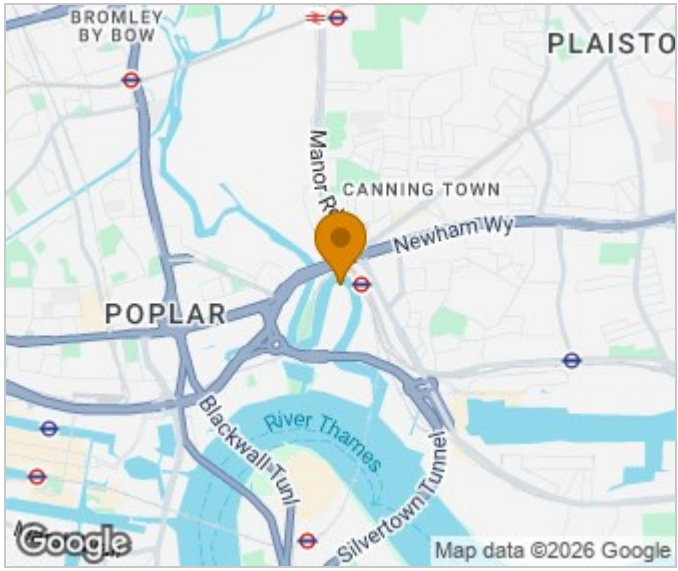
Energy Efficiency Graph

Leasehold: 999 years from January 2014
Lease Remaining: 987 years
Service charge: £5000pa approx
Service charges include a reserve fund
Ground Rent: £500pa
Council Tax Band D

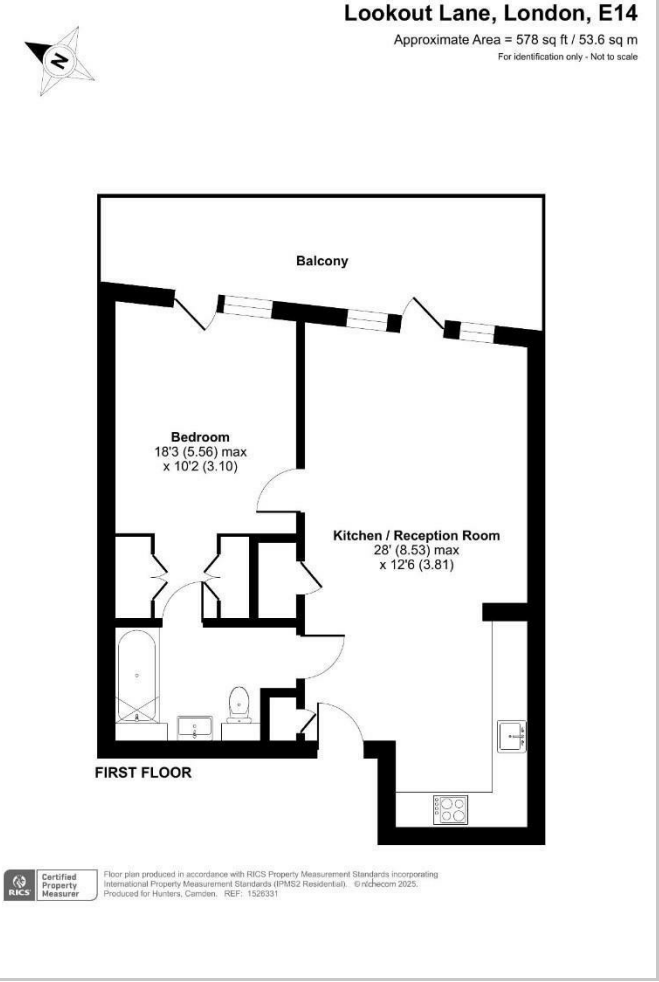




Area Map



Floor Plans



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

86 Camden Road, Camden, NW1 9EA
Tel: 020 7916 0313 Email: camden@hunters.com https://www.hunters.com