



Baltimore Wharf, London

Asking Price £510,000

A spacious two-bedroom apartment with a private terrace set in a modern development located at close to Crossharbour DLR and within easy reach of Canary Wharf, E14. Features include a spacious living room with tiled flooring, floor to ceiling windows, wood flooring in the hallway, a modern open plan kitchen, two double bedrooms, a luxury bathroom and spacious private south facing terrace. The apartment benefits from ducted heating throughout, underfloor heating located in the bathroom with a heated bathroom wall mirror.

****Bedroom photos have been digitally dressed for marketing purposes.**

Residents enjoy facilities such as a 24-hour concierge service, a modern resident only gym and swimming pool with a wet steam room and dry sauna. Residents further benefit from a large variety of regular group exercise classes. Baltimore Wharf is located just a few moments from the heart of London's fastest growing business district and residents are incredibly well connected with direct access to Cross Harbour DLR station and less than 10 minutes to Canary Wharf underground station and the Elizabeth Line (Crossrail). Furthermore, Canary Wharf offers a variety boutique shops, bars & eateries and entertainment.

Tenure: Leasehold
Length of Lease: Circa 981 years remaining
Annual ground rent: £750 pa
Ground rent review period: Ask Agent
Annual service charge: Approx. £6,990 pa
Council: Tower Hamlets, Band E

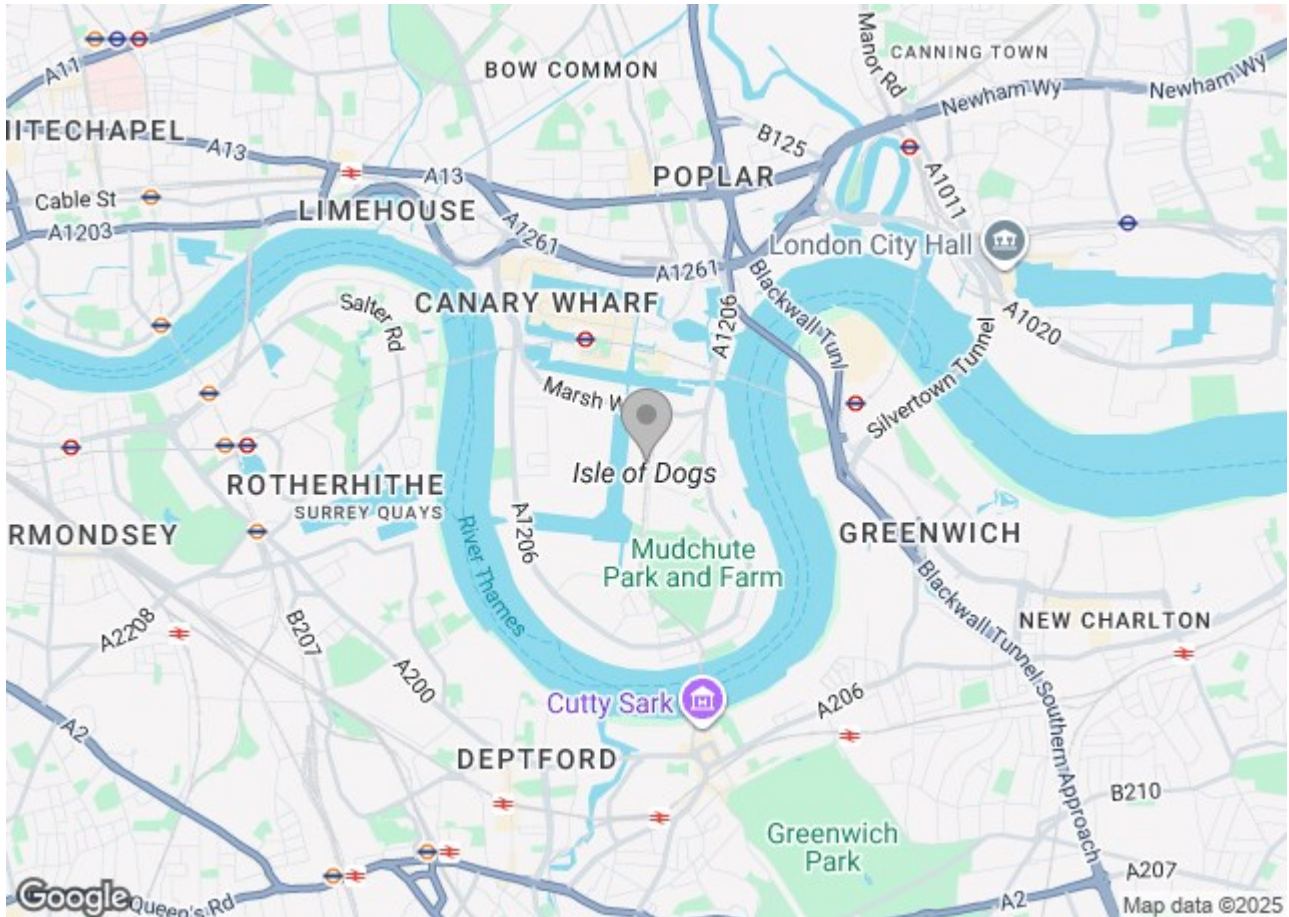
Electricity supply – Mains | Heating – Mains | Water Supply & Sewerage – Mains | Internet: Fibre | Lift Access

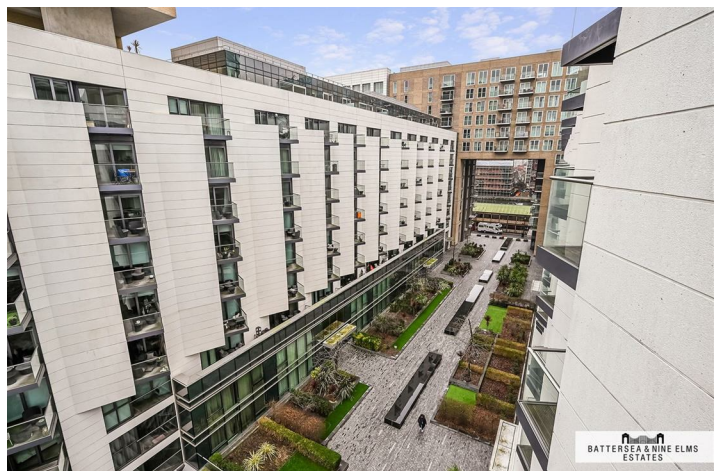
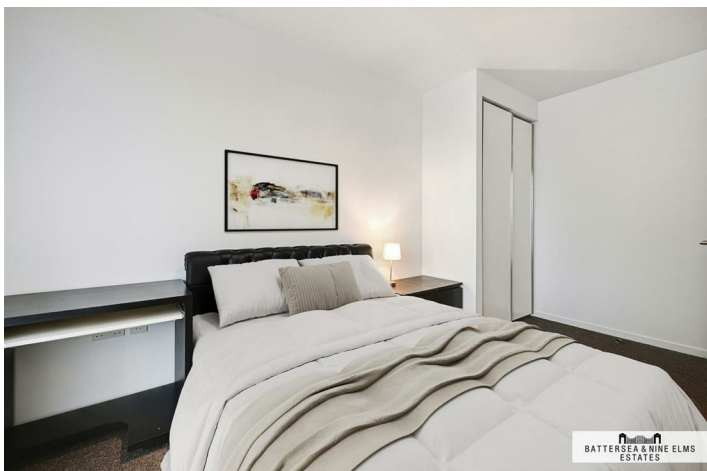
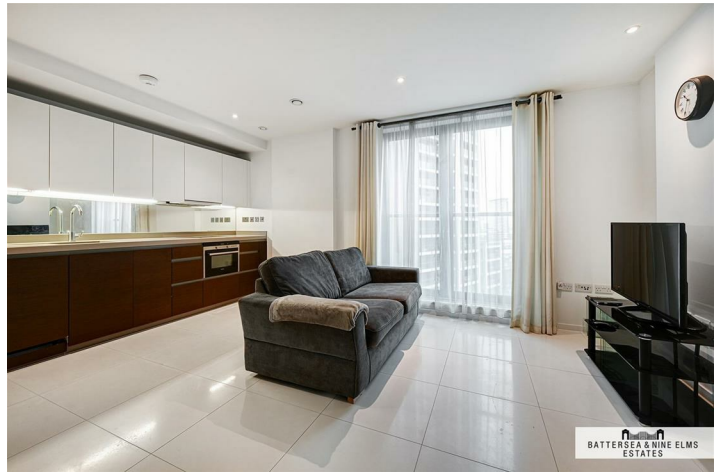
To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Tower Hamlets Council Website, Planning & Building Control

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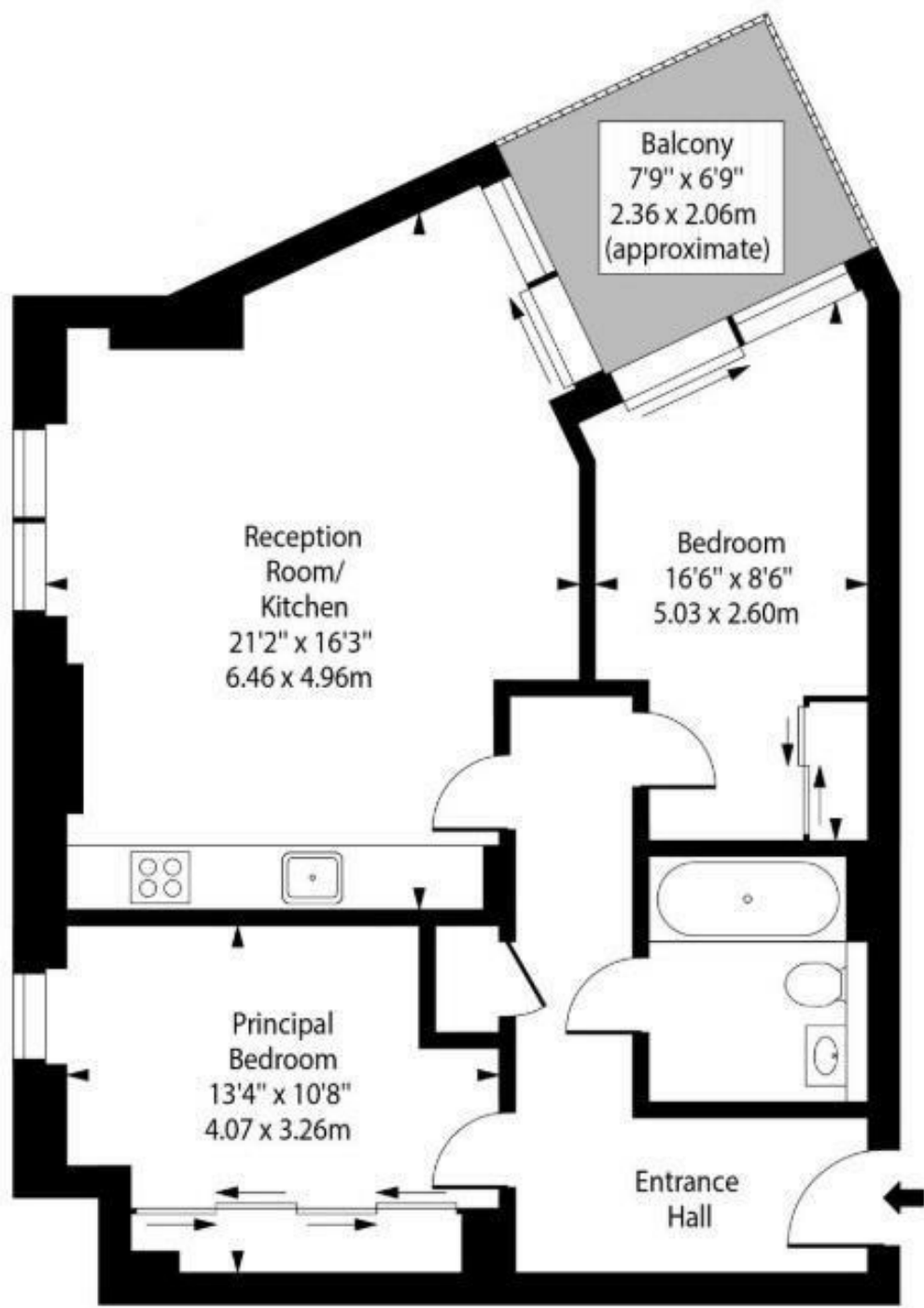


- Spacious two bedroom apartment
- Private terrace
- Modern open plan kitchen
- Cross Harbour DLR station and less than 10 minutes to Canary Wharf
- underground station and the Elizabeth Line (Crossrail)
- 24-hour concierge service
- Modern resident only gym and swimming pool





Floor Plan



Approx Gross Internal Area 728 Sq Ft - 67.63 Sq M

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	