



Flat 608, 79, Agar House Orchard Place, London, E14 0WX
Guide price £475,000

 1  1  1  B

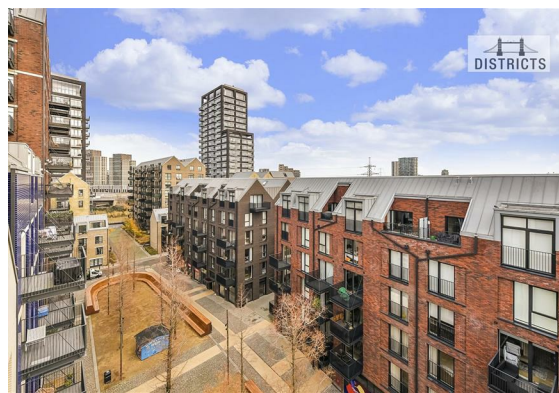
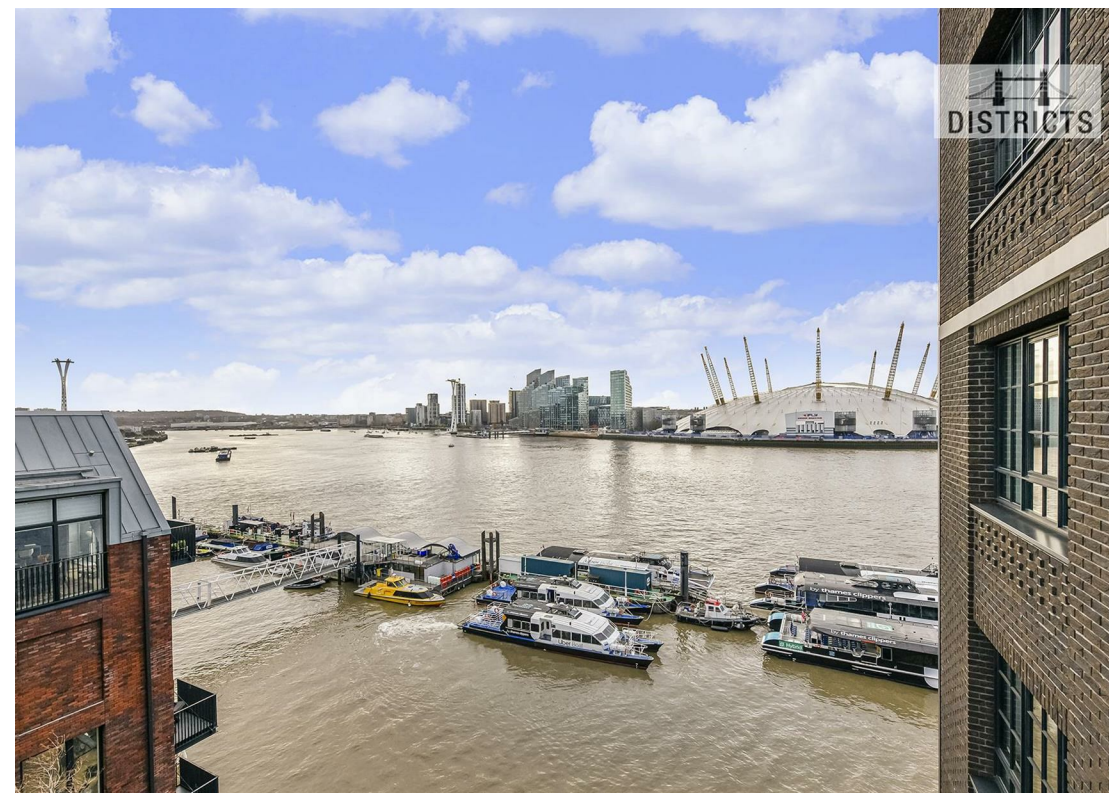
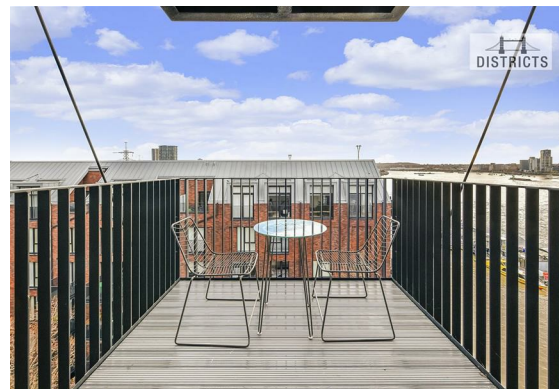
A stunning one-bedroom apartment set within Agar House at the sought-after Goodluck Hope development on the Leamouth Peninsula. This bright 573 sq.ft home features a spacious open-plan living and kitchen area, double bedroom with fitted wardrobes, modern bathroom and a private balcony offering impressive east and west views across the Thames and Orchard Dry Dock.

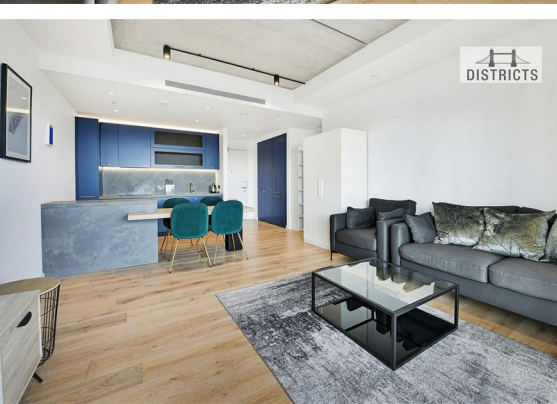
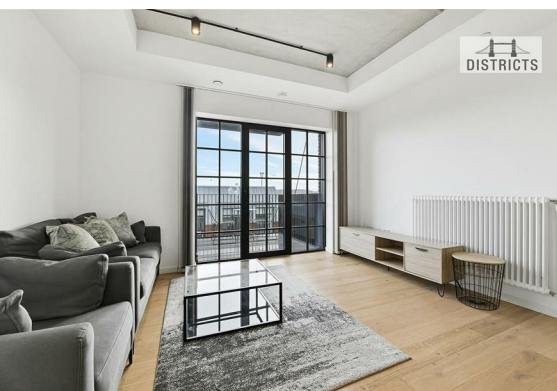
Residents enjoy an exceptional range of onsite facilities, including a 24-hour concierge, pool and spa, cinema, gym, residents' lounge and dedicated study spaces. Positioned beside the River Thames and moments from London City Island, Goodluck Hope offers a vibrant riverside lifestyle in a unique cultural neighbourhood.

Leasehold: 992 Years remaining approximately
 Ground rent amount: Approx. £535.68 pa
 Review period: Ask agent
 Service charge amount: Approx. £4,200. pa
 Review period: Ask Agent
 Council tax band: E - Tower Hamlets

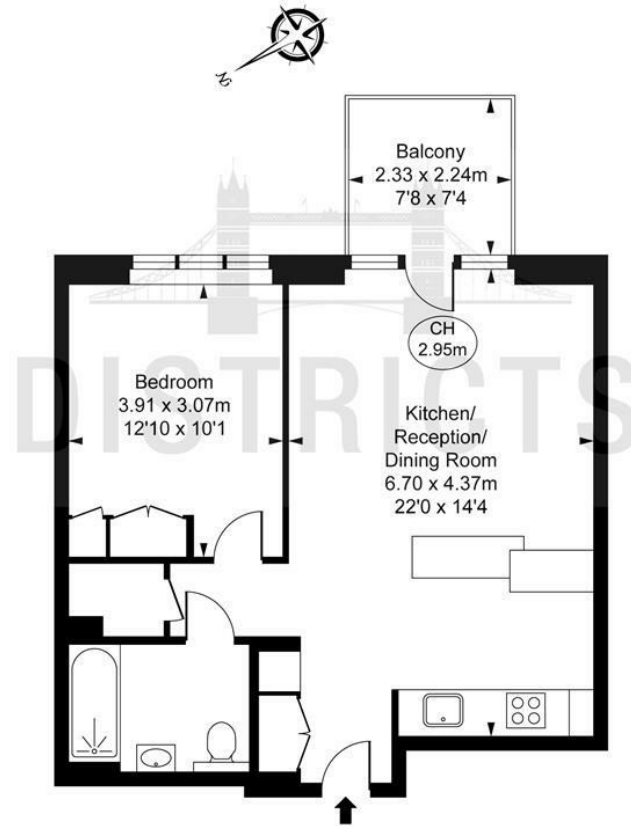
Electricity supply – Mains | Heating, Hot Water & Cooling – Mains | Water Supply & Sewerage – Mains | Lift Access | Parking: No

To check broadband and mobile phone coverage please visit Ofcom
 To check planning permission please visit Newham Council Website.





Agar House,
Orchard Place, E14
Approximate Gross Internal Area
51.84 sq m / 558 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.
© Fulham Performance

| Energy Efficiency Rating | | |
|---|---------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 84 | 84 |
| (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.