



Proton Tower

8 Blackwall Way, E14

Asking Price £350,000

This 1-bedroom apartment offers contemporary living in one of East London's most desirable riverside locations.

CHESTERTONS



Proton Tower

8 Blackwall Way, E14

- 1 Bedroom | 1 Bathroom.
- Approx. 465 sq. ft of Internal Living Space.
- Floor-to-ceiling windows providing excellent natural light.
- 24-hour concierge service.
- Residents' gym.
- Approx. 2-minute walk (100 metres) to East India DLR Station.
- Close to Canary Wharf's extensive selection of shops, restaurants, cafés, bars and leisure facilities.
- Easy access to Jubilee Park, Crossrail Place, riverside walks and local green spaces.



This 1-bedroom apartment offers contemporary living in one of East London's most desirable riverside locations. It features a bright and well-proportioned accommodation, designed to maximise both natural light and functionality. A spacious open-plan living area seamlessly connects with a modern fitted kitchen complete with integrated appliances. The bedroom offers generous amount of storage, while the contemporary bathroom is finished to a high standard, complementing the apartment's stylish interior.

Residents of Proton Tower benefit from a range of exclusive facilities, including a 24-hour concierge service, a fully equipped residents' gym, secure entry, lift access to all floors and beautifully maintained communal areas. The development also enjoys an enviable position close to the River Thames, with picturesque riverside walks just moments from the building.

The location offers exceptional connectivity across London. East India DLR Station is approximately 100 metres away, providing a walk of around two minutes from the development. Blackwall DLR Station is approximately 500 metres away, while Canning Town Station, serving both the Jubilee Line and DLR, can be reached in around 10 to 12 minutes on foot. Canary Wharf, with access to the Jubilee line, Elizabeth line and DLR, is approximately 1.2 miles away and can be reached in around five minutes by DLR or approximately 20 minutes on foot. From the property, Bank is around 15 minutes away, Stratford approximately 10 minutes, London City Airport around 15 minutes.

Tenure: Leasehold 975 years approx. remaining.

Service Charge: £4,348 pa approx.

Ground Rent: £375 pa.

Local Authority: Tower Hamlets

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Canary Wharf & Greenwich Sales

Harbour Island

28 Harbour Exchange Square

London

E14 9GE

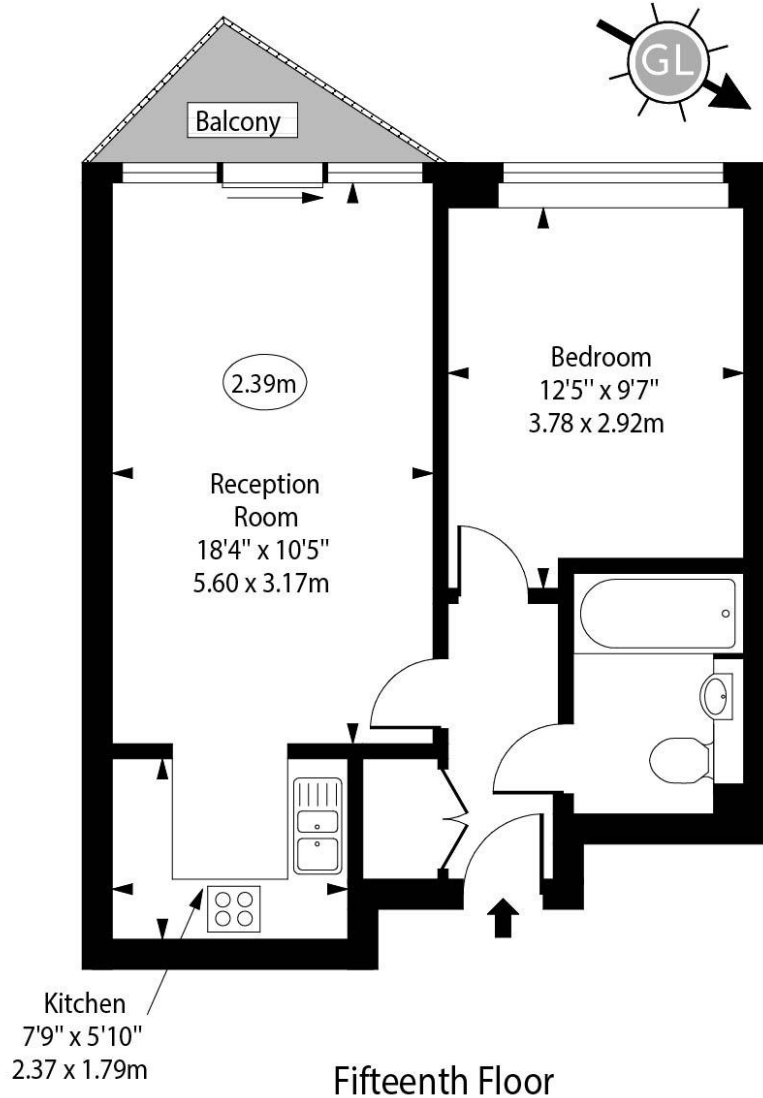
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○ - Ceiling Height



Approx Gross Internal Area 465 Sq Ft - 43.20 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. Not To Scale.

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Ref. No. 031922D

