



SPENCER JAMES
RESIDENTIAL

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**** Two Double Bedrooms ****

**** Allocated Parking ****

**** Balcony ****

**** EPC: B / Council Tax Band: E ****

**** Two Bathrooms ****

**** Breathtaking River Views ****

**** 24 Hour Concierge & Gymnasium ****

**** Floor Area: 715 Sq/Ft (66 Sq/M) ****



Blackwall Way, Canary Wharf, E14

£425,000 (Leasehold)

Located in a popular development boasting 24 hour concierge, residents gymnasium, serviced elevators and allocated parking lies this two bedroom seventeenth floor apartment.

Internally the property boasts two double bedrooms with an en-suite shower room to the master bedroom, further bathroom and open plan living room and kitchen with a balcony offering breathtaking river views towards the O2 arena.

Located within a stones throw of East India DLR and few stops away from Canary Wharf offering a range of bars, restaurants and nightlife in addition to a shopping mall.

(Agents Note: The property has a B2 rated EWS1. We understand the developer will be covering the cost of remedial works but buyers are advised to verify the EWS1 status with their lender/mortgage broker before viewing.)

Accommodation Comprises:

Hallway

Storage cupboard housing boiler, video entry point, carpeted flooring.

Open Plan Living Room

Double glazed window to front aspect, double glazed window and door unit to balcony, two radiators, carpeted flooring.

Kitchen Area:

Fitted with a range of eye and base levels units with solid oak worksurfaces incorporating a stainless steel sink and mixer tap, integrated double oven, hob, extractor dishwasher and washing machine. Tiled flooring.

Bedroom One

Double glazed window to front aspect, radiator, carpeted flooring. Fitted wardrobes.

En-Suite Shower Room

Three piece suite comprising a double width shower cubicle, vanity unit with push to flush wc and hand wash basin. Tiled floor and splashbacks. Heated towel rail.

Bedroom Two

Double glazed window to front aspect, radiator, carpeted flooring. Fitted wardrobes.

Bathroom

Three piece suite comprising panelled bath with shower screen and attachment, vanity unit with push to flush wc and hand wash basin. Tiled floor and splashbacks. Heated towel rail.

Externally

Private balcony. 24 hour concierge, allocated parking, two serviced elevators.

Lease Details

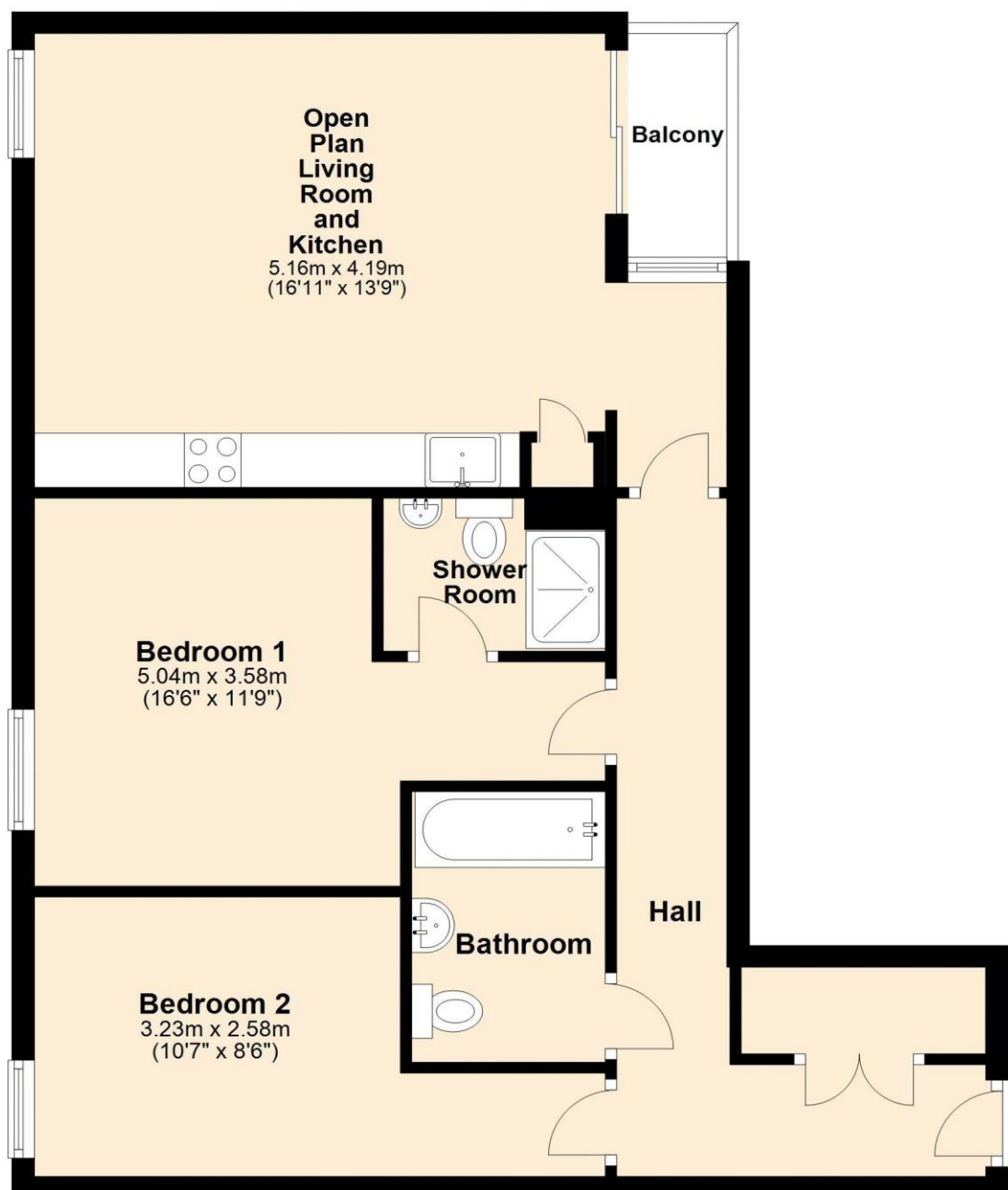
Service Charge - £6856.20 per annum

Ground Rent - £300 per annum

Lease Remaining - 979 Years

Seventeenth Floor

Approx. 66.4 sq. metres (715.2 sq. feet)



Total area: approx. 66.4 sq. metres (715.2 sq. feet)

