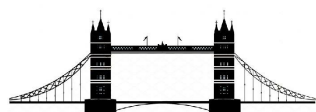




Maine Tower, 9, Harbour Way, London, E14 9DX

Guide price £325,000

 0  1  1  B


DISTRICTS

Set within the highly sought-after Maine Tower development, this stunning studio apartment offers stylish luxury living in the heart of London's vibrant Docklands.

****Photos have been digitally dressed for example purposes.**

Beautifully designed with contemporary finishes throughout, the apartment features a bright and spacious open-plan living area enhanced by floor-to-ceiling windows that fill the home with natural light. The sleek designer kitchen is fitted with premium integrated Smeg appliances, perfectly combining elegance and functionality. The thoughtfully designed sleeping area includes fitted wardrobes, while the luxurious bathroom boasts opulent modern finishes. A private balcony provides breath-taking City views, creating the perfect space to relax or entertain.

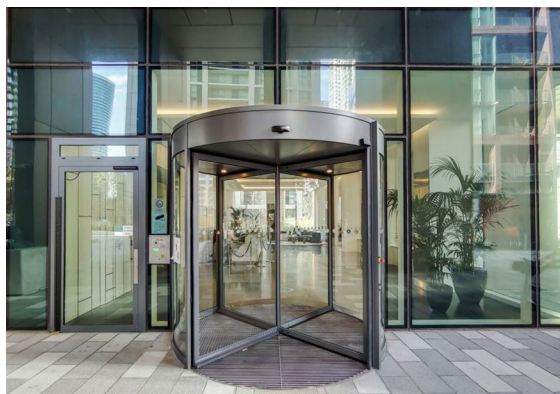
Residents of Maine Tower benefit from an outstanding selection of amenities, including a concierge service, private cinema, and residents' library. Ideally positioned moments from Canary Wharf, the development also offers excellent transport links across London, providing easy access to the City, Stratford, and the West End.

Leasehold: 992 Years remaining approximately
Ground rent amount: Approx. £350 per annum
Review period: Ask agent
Service charge amount: Approx. £2,472.50 per annum
Review period: Ask Agent
Council tax band: E – Tower Hamlets

Electricity supply – Mains | Heating – Mains | Water Supply & Sewerage – Mains | Lift Access | Parking - No | Cladding: EWS1 Cert. available

To check broadband and mobile phone coverage please visit Ofcom

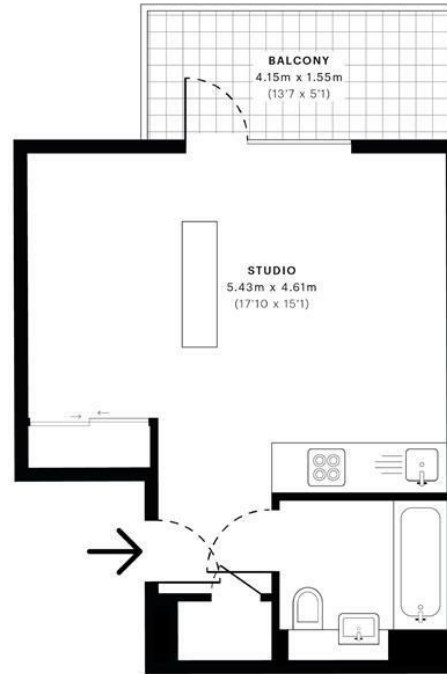
To check planning permission please visit Tower Hamlets Council Website, Planning & Building Control





GROSS INTERNAL AREA
31.83 sqm / 342.62 sqft

z ←



— Eleventh Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
31.83 sqm / 342.62 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes mezzanines, restricted head height
30.89 sqm / 332.50 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
6.45 sqm / 69.43 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 30.08 sqm / 409.89 sqft
IPMS 3C RESIDENTIAL: 37.45 sqm / 403.11 sqft

spec id: 5f9950cd27641876b7b4c619

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	84	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 