



CHARRINGTON TOWER, CANARY WHARF, E14

SSTC

OIRO £450,000 Leasehold

One Bedroom Apartment | 16th Floor | Luxurious Development | 613 Sq Ft (approx) | High Specification Finish | Private Balcony | Views Of O2 Arena | Open Plan Reception | Modern Bathroom | 24 Hour Concierge | State Of The Art Gym | Swimming Pool | Spa | Sky Bar | EWS1 Compliant

- One bedroom
- 16th floor
- EWS1 compliant
- Private Balcony
- 24 hour concierge
- Residents gym

Positioned on the 16th floor and offering views towards the O2 arena is this stunning one bedroom apartment located in the luxurious Charrington Tower.

Offering approximately 613 sq ft of internal living space, the property comprises entrance hall with video entry phone and large storage cupboard, spacious open plan reception room with access to a private balcony with views of the River, modern fully integrated kitchen, master bedroom with dual aspect floor to ceiling windows and built-in wardrobes and a stylish bathroom.

Charrington Tower was built by Ballymore who are renowned for their high spec, modern living. There is a total of 43 floors in the building and residents can enjoy a range of onsite amenities such as a 24 hour concierge, gym, health spa, swimming pool, and a sky bar which has truly amazing views over London.

Transport links include Blackwall DLR station which offers quick and easy access into the City and Canary Wharf is within a short walk away.

From the seller:

'This was our first property we bought together in 2016. The location and quality of the development were the selling for points for us and we hope the next owner enjoys it like we have for the past 5 years!'

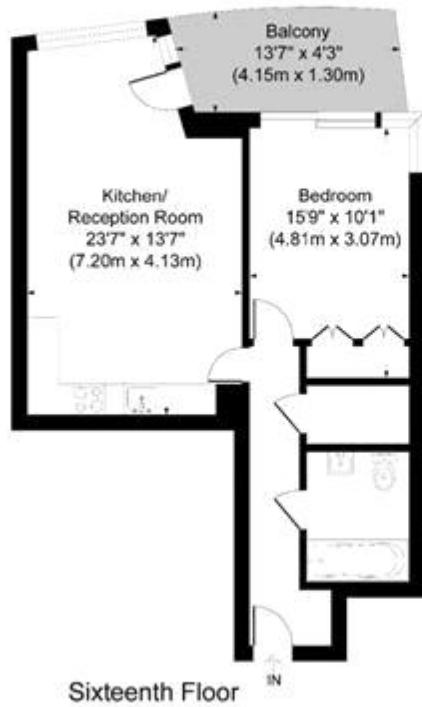
Tenure: Leasehold (987 years)

Ground Rent: £500 per year

Service Charge: £4,800 per year



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Charrington Tower

Approximate Gross Internal Area
Total = 56.9 sq m / 613 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	80	80
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.