



10 PARK DRIVE, CANARY WHARF, E14

£1,200,000 Leasehold

Two Bedroom Apartment | Large Private Balcony | Stunning Views | Underground Parking Space | Two En-Suites | Guest WC | Spacious Open Plan Living Area | Luxurious Finish | 24 Hour Concierge | Residents Gym | Swimming Pool | Residents Health Club

Welcome to this stunning two bedroom apartment within the luxurious 10 Park Drive, that offers the pinnacle of comfort and style.

As you enter the apartment, you are be greeted by a spacious open plan living area, thoughtfully designed to create a harmonious flow between the lounge, dining, and kitchen spaces. There are floor to ceiling windows which provide an abundance of natural light and there is also a guest WC.

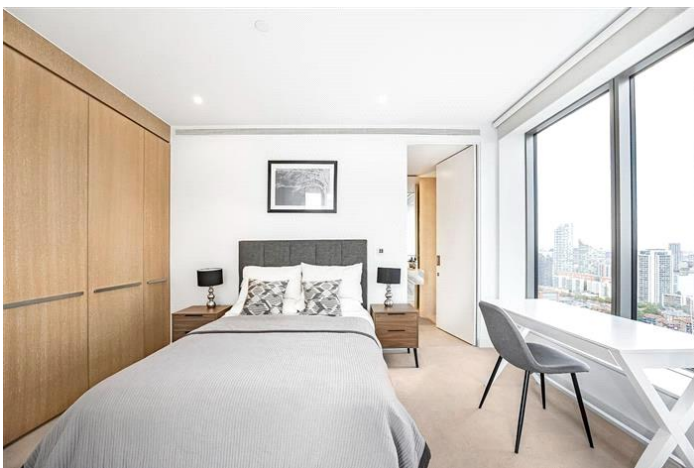
Both bedrooms include built-in wardrobes and are each accompanied by its own luxurious en-suite.

One of the true highlights of this property is the large private balcony, where you can unwind and enjoy the breath-taking views that stretch as far as the eye can see. Whether it's sipping your morning coffee or enjoying a glass of wine at sunset, this outdoor space is the perfect retreat for any time of day.

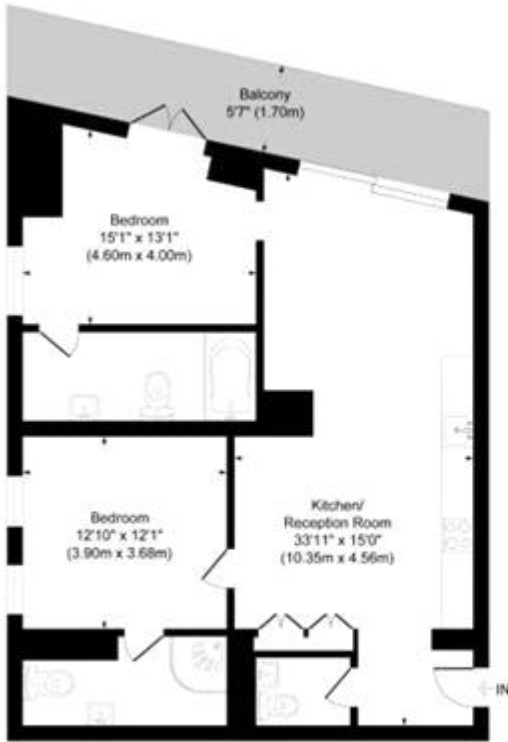
Beyond the apartment itself, the development offers an array of amenities including a 24 hour concierge, residents gym, swimming pool, health club and communal terrace.

10 Park Drive is located within the Wood Wharf development situated in the heart of Canary Wharf. Transport links include Canary Wharf DLR station (0.3 miles), Jubilee line underground station (0.2 miles) and Elizabeth Line Station (0.4 miles). All times and distances are approximate.

Tenure: Leasehold



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Park Drive

Approximate Gross Internal Area
Total = 92.3 sq m / 994 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	85
(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	

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/fitings 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.