



## DOUGLASS TOWER, GOODLUCK HOPE WALK, E14

£1,400,000 Leasehold

Three Double Bedroom Apartment | 24th Floor | 1200 Sq Ft (Approx) | Underground Parking (One Allocated Space) | River Thames & O2 Arena Views | No Onward Chain | Luxurious Finish Throughout | Built-In Wardrobes In All Bedrooms | Dual-Aspect Reception Room | Award Winning Development

- Three double bedrooms
- Two bathrooms
- 24th floor
- Amazing views towards the O2 arena
- Luxurious finish
- No Onward Chain
- Access to '1595 Club'

Offered to the market with no onward chain is this truly stunning three bedroom apartment within the award winning Goodluck Hope development.

Positioned on the 24th floor, this apartment boasts incredible views from all rooms and has been finished to one of the highest standards.

Measuring approximately 1200 sq ft, this apartment comprises entrance hall with large storage cupboard, an open plan reception room with dual aspect views, stylish kitchen with fitted appliances, built-in wardrobes in all bedrooms, open plan en-suite shower to the master bedroom and main family bathroom.

This apartment also includes an allocated, underground parking space.

Goodluck Hope houses the exclusive '1595 Club' - a network of globally inspired exceptional amenities under one roof where residents can enjoy first class facilities to provide the finest in wellness, co-working and entertainment. The '1595 Club' consists of:

The Picture House - on site cinema using state of the art sound and technology

The Water House - 25 m indoor swimming pool

The Steam House - Scandinavian style steam room

The Sweat House - a New York inspired gymnasium

The Work House - business centre

The Spice House - restaurant with panoramic views

The Courtyard - a sanctuary and a meeting place dressed with plants from across the globe

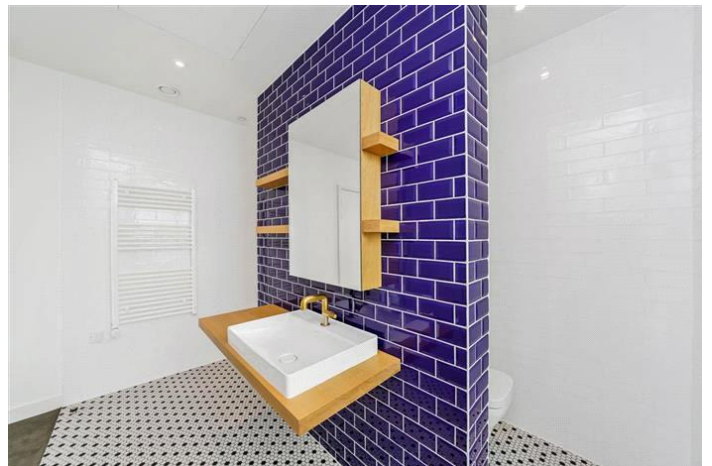
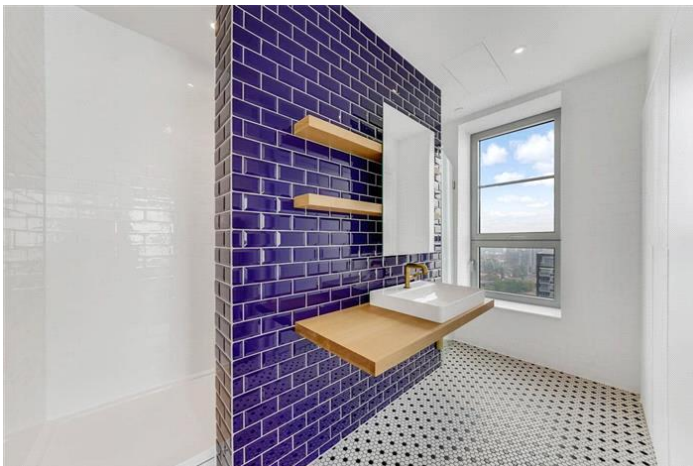
The Lantern Room - 29th floor spectacular viewing lounge and bar boasting panoramic views of The Thames

Transport wise, Goodluck Hope is connected to the new eastern city, to the rest of London and to Europe. The road network provides easy access into or away from the city. London City Airport - with connections to the UK and mainland Europe - is within easy reach. Rail lines are a short walk from the northern edge of the Island and Thames Clippers depart from the jetty at Goodluck Hope right into the heart of London, and all stops in between.

Tenure: Leasehold (990 years)

Ground Rent: £1,122 per year

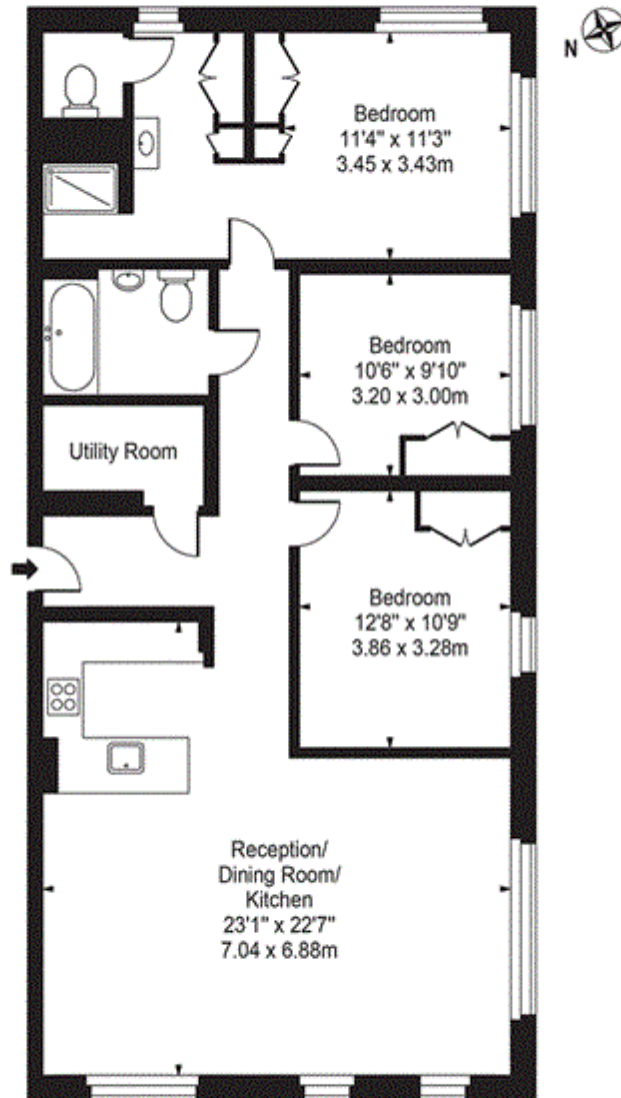
Service Charge: £8,300 per year



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**£1,400,000** Leasehold



**Douglass Tower,  
Goodluck Hope Walk, E14 0XE**  
Approx. Gross Internal Area 1203 Sq Ft - 111.76 Sq M



**Twenty Fourth Floor**

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>		84	84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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.