



## CHARRINGTON TOWER, CANARY WHARF, E14

£400,000 Leasehold

One Bedroom Apartment | 15th Floor | Luxurious Development | High Specification Finish | Private Balcony | Views Of O2 Arena | Open Plan Reception | Exceptional Storage | Natural Light | Air Conditioning | 24 Hour Concierge | State Of The Art Gym | Swimming Pool | Spa | Sky Bar | EWS1 Compliant

- One bedroom
- Private Balcony
- EWS1 compliant
- Fifteenth floor
- Luxurious development
- Air conditioning
- 4 stops to City Airport
- Exceptional storage space

Set on the 15th floor is this wonderfully presented, one bedroom apartment located in the luxurious Charrington Tower.

The property comprises entrance hall with exceptional storage space, open plan reception room with floor to ceiling windows, modern kitchen with premium Siemens electrical appliances, access to a private balcony, double bedroom which also provides access to the balcony and a modern bathroom with marble finishing.

The development offers a range of facilities to its residents including a 24 hour concierge, a state of the art gym, swimming pool, steam room, sauna, and a sky lounge on the 43rd floor with unparalleled views of the London skyline.

Canary Wharf is within walking distance which provides access to the Jubilee line station and Blackwall DLR is on the doorstep

Council Tax Band: D

Tenure: Leasehold (986 years)

Ground Rent: £500 per year

Service Charge: £4,600 per year

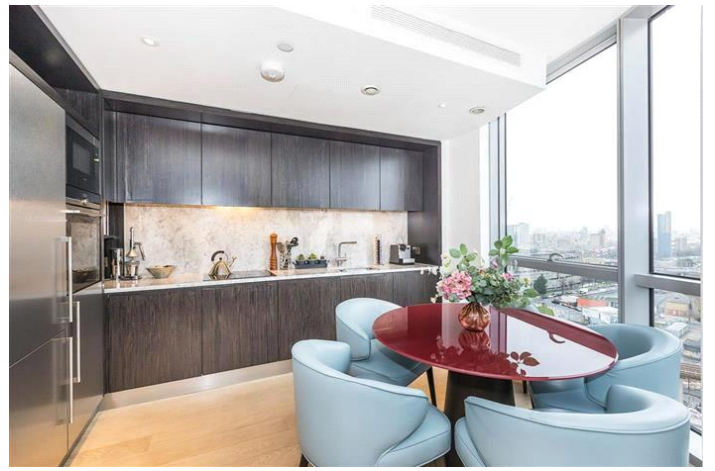
The information provided about this property are set out as a general outline for guidance and do not represent or form part of an offer or contract, nor may it be regarded as representations.

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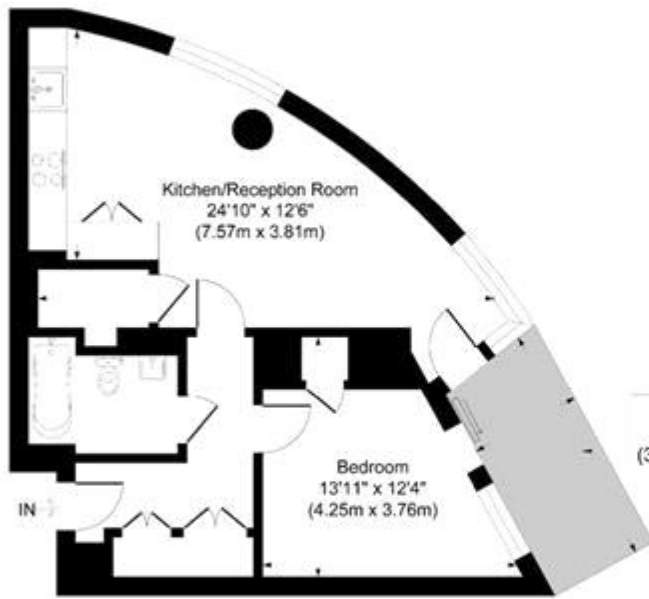
Your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents.

The tenure/lease, service charge and ground rent information are subject to change, and the information we have supplied was provided by the seller at the time of instruction.

Alter&Cope have not tested any appliances, fixtures and fittings or services. All dimensions noted on the floor plan are approximate and quoted for guidance only and their accuracy cannot be confirmed.



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**£400,000** Leasehold



Fifteenth Floor



## Charrington Tower, Biscayne Avenue

Approximate Gross Internal Area  
Total = 51.0 sq m / 550 sq ft

Balcony  
12'4" x 4'9"  
(3.77m x 1.45m)

Bedroom  
13'11" x 12'4"  
(4.25m x 3.76m)

Kitchen/Reception Room  
24'10" x 12'6"  
(7.57m x 3.81m)

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
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	80
(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/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.