



Park Drive, Canary Wharf, E14

Asking Price: £800,000

 Benham
& Reeves

Park Drive, Canary Wharf, E14

🛏️ 1 Bedroom (s) 🚿 1 Bathroom (s) 🔑 Leasehold

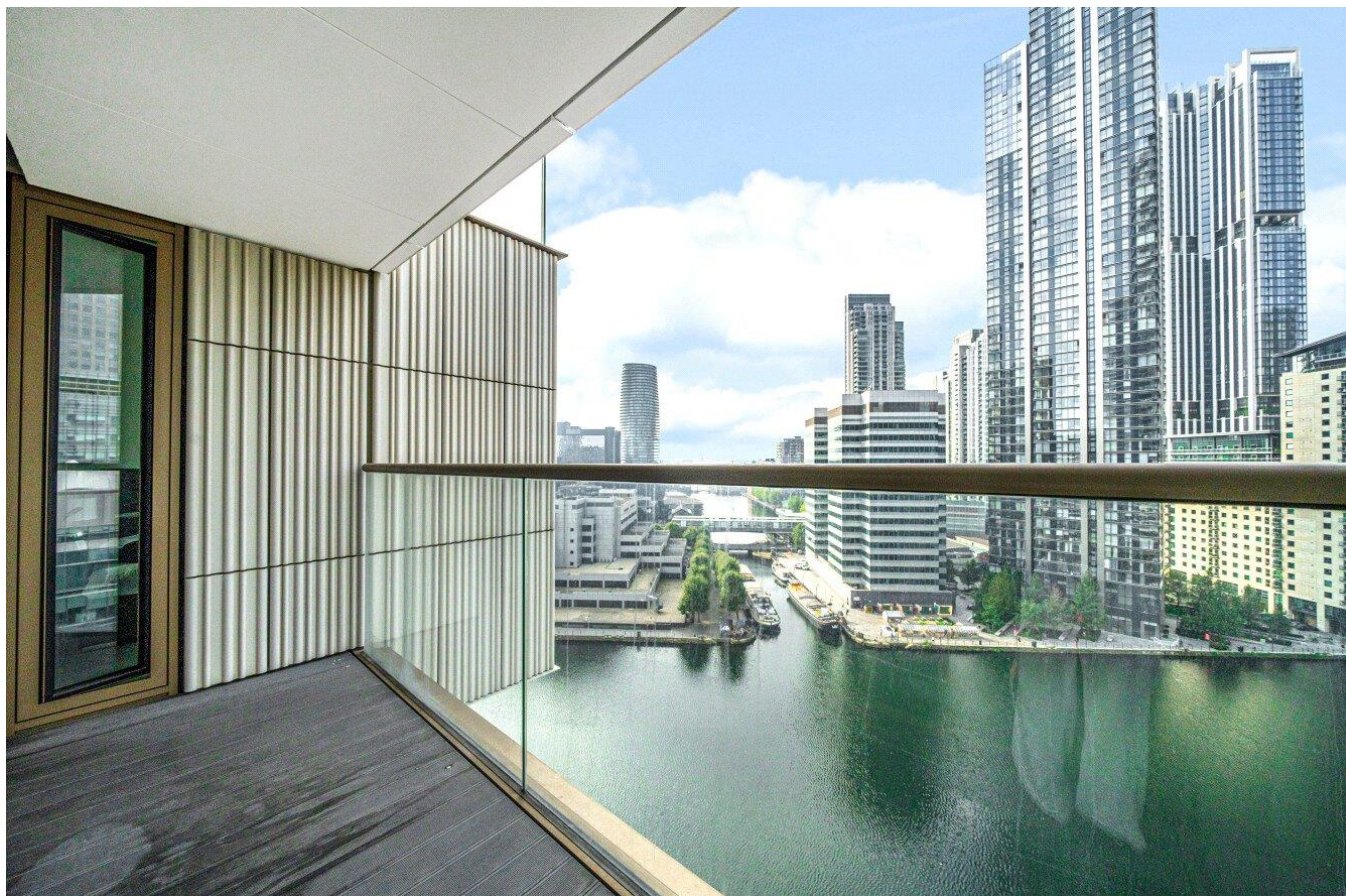
Guide price of £800k-£850k

This stunning eleventh floor, one bedroom apartment boasts spectacular views and is finished to the highest of standards. The apartment is thoughtfully designed, with spacious living area, high ceilings, and floor-to-ceiling windows that seamlessly integrate the surrounding dockland and cityscape. The bedroom features a large built in wardrobes, there is a beautifully designed shower room and the hallway provides two generous storage spaces, ensuring the apartment offers plenty of hidden storage.

Residents of One Park Drive enjoy exclusive access to a health and fitness club, complete with a state-of-the-art gymnasium, swimming pool, jacuzzi, sauna, and steam room. There is also a private Residents' club and terrace, offering breathtaking views of the city and the Thames.

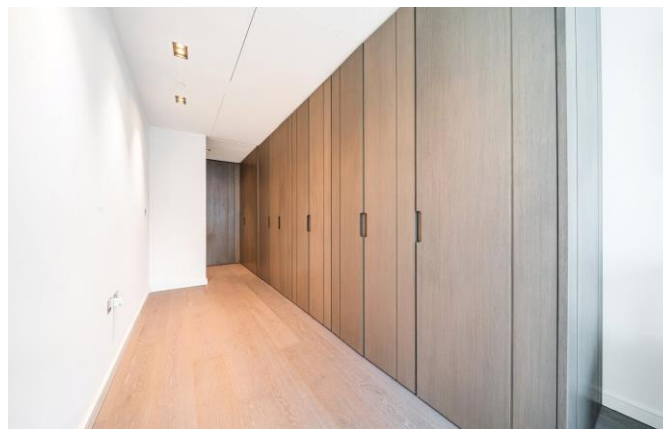
Conveniently located in Canary Wharf, the apartment benefits from excellent transport links, including the DLR, Jubilee line Underground, and Crossrail, all just moments away.





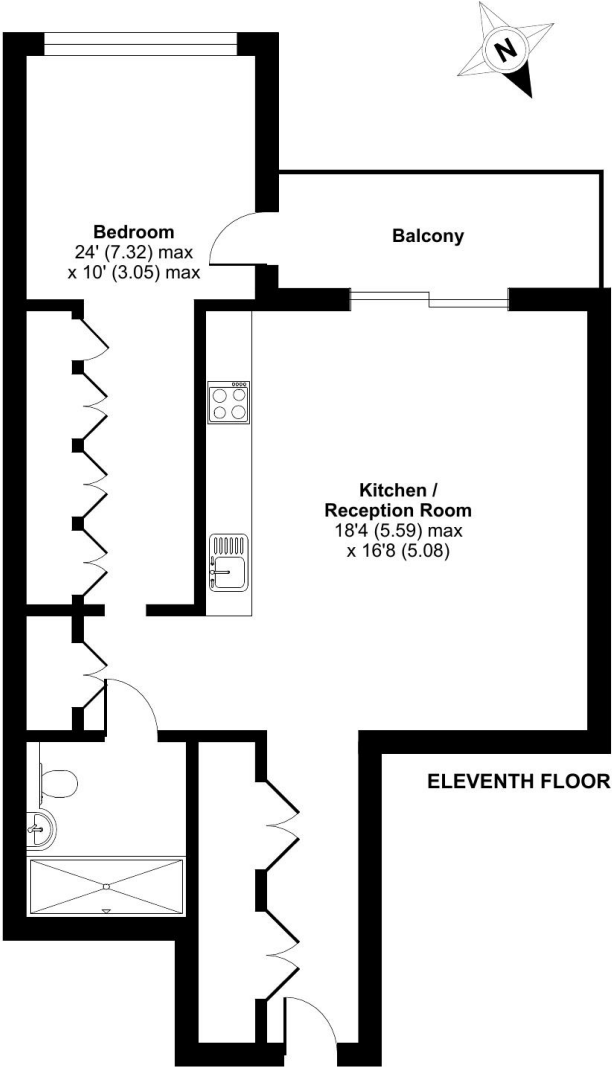
Property Features:

- One Bedroom
- One bathroom
- 717 Square Feet (Approx.)
- 11th Floor
- Balcony
- Private Gardens, Residents' Club and Sky Terrace
- Private Cinema
- Swimming Pool
- 24 Hour Concierge
- Excellent Transport Links



Park Drive, London, E14

Approximate Area = 717 sq ft / 66.6 sq m
 For identification only - Not to scale



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£800,000
Tenure:	Leasehold Expires 16/12/2261 Approximately 237 Years Remaining
Ground Rent:	£550.00 (per annum) 2024
Service Charge:	£6,666.24 (per annum) 2024
Anticipated Rent:	£3,100.00 pcm Approx. 4.4% Yield

Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CWH240239

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