



Orchard Place, East India Dock, E14

Asking Price: £580,000

 Benham
& Reeves

Orchard Place, East India Dock, E14

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

This 1 bedroom property boasts a bright and inviting atmosphere, with a balcony for outdoor relaxation. Conveniently located, this apartment is perfect for urban living.

Having transformed Leamouth North with the creation of London City Island, which is set to become one of London's leading arts and cultural destinations, Goodluck Hope in Leamouth South completes the landscape at Leamouth Peninsula, making the whole island area a landmark in riverside living.

At the heart of the development, with dramatic views both east and west along the Thames, the Orchard Dry Dock references the area's historic past. Stood at the southern edge of Goodluck Hope, Ballymore will restore the entire structure to the outline of a great vessel with elevated seating, making it an open, accessible place in which to meet and socialise with stunning views of the River Thames.

For those looking to take advantage of the riverside location for commuting, there will be a new Thames Clipper service at Goodluck Hope making Canary Wharf accessible in 17 minutes and London Bridge in 31 minutes.

Please note that this property is currently rented, photographs were taken prior to the current tenancy

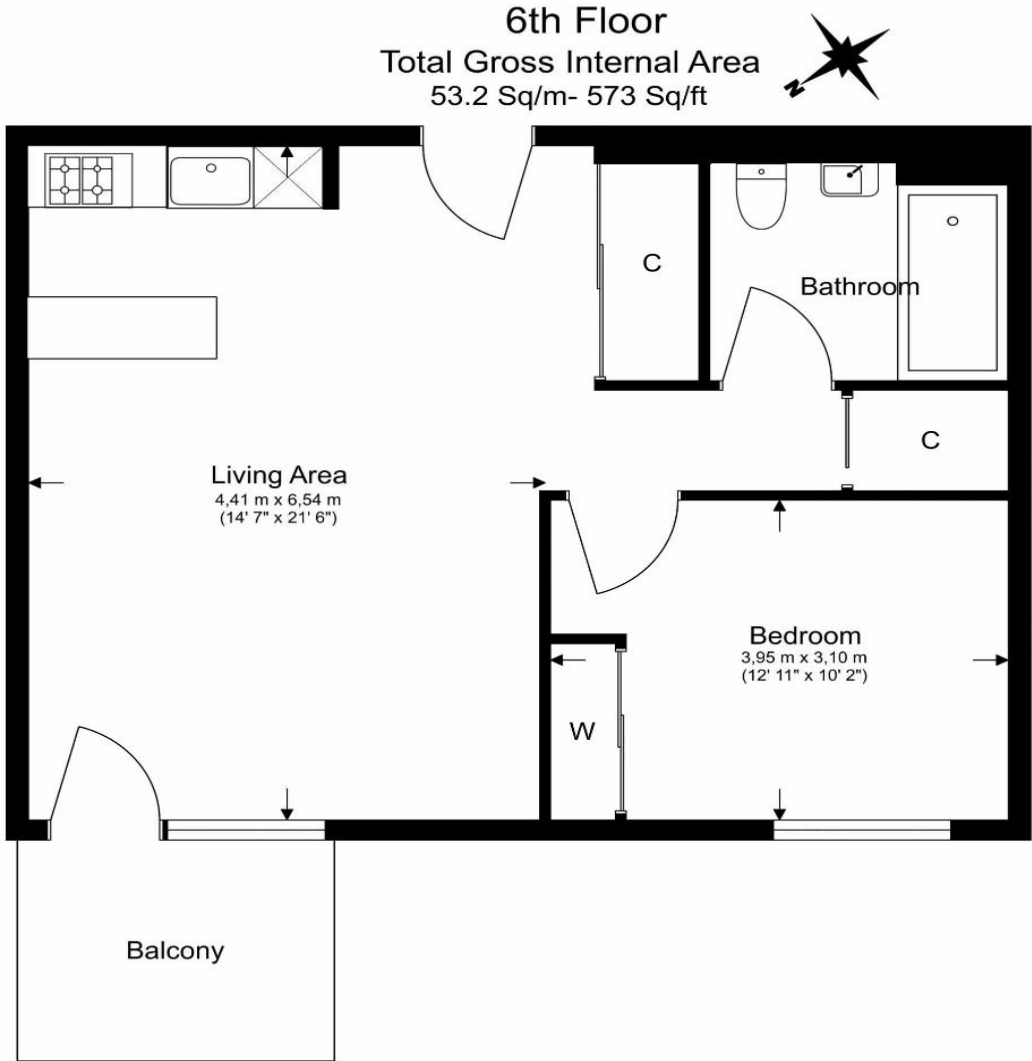




Property Features:

- One bedroom
- One bathroom
- 24 hour concierge
- Residents only study and lounge on site
- Swimming pool & Spa
- Gym
- Cinema room
- Private Balcony





Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

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:	£580,000
Tenure:	Leasehold Expires 01/01/3017 Approximately 992 Years Remaining
Ground Rent:	£535.68 (per annum) 2024
Service Charge:	£2,084.00 approx. (per annum) 2024

Viewings:

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

Our reference: CWH220173

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