



Province Square, Blackwall, E14

Asking Price: £480,000

Benham
& Reeves

Province Square, Blackwall, E14

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

This stunning 2 bedroom apartment, located on the 18th floor of the prestigious Streamlight Tower in E14. Spanning an impressive 711 square feet, this apartment offers a perfect blend of style, comfort and convenience.

Step into a bright and spacious living area, flooded with natural light streaming through the floor-to-ceiling windows, illuminating the sleek, modern design. The open-plan layout seamlessly connects the living, dining, and kitchen areas, creating a versatile space for entertaining friends or simply relaxing with family.

The well-appointed kitchen boasts high-end appliances, stylish cabinetry, and ample counter space. The main bedroom features an en-suite bathroom and offers a peaceful haven to unwind after a long day. The second bedroom is perfect for guests or can be used as a home office or study, adapting to your lifestyle.

Streamlight Tower provides residents with a host of desirable amenities, including a 24-hour concierge service, a well-equipped fitness centre and beautifully maintained communal areas.

Situated in the vibrant E14 neighborhood, this modern flat offers excellent transport links, ensuring easy access to all that London has to offer. Canary Wharf DLR and Underground stations are just a short walk away, providing convenient connections to the heart of the City and beyond.



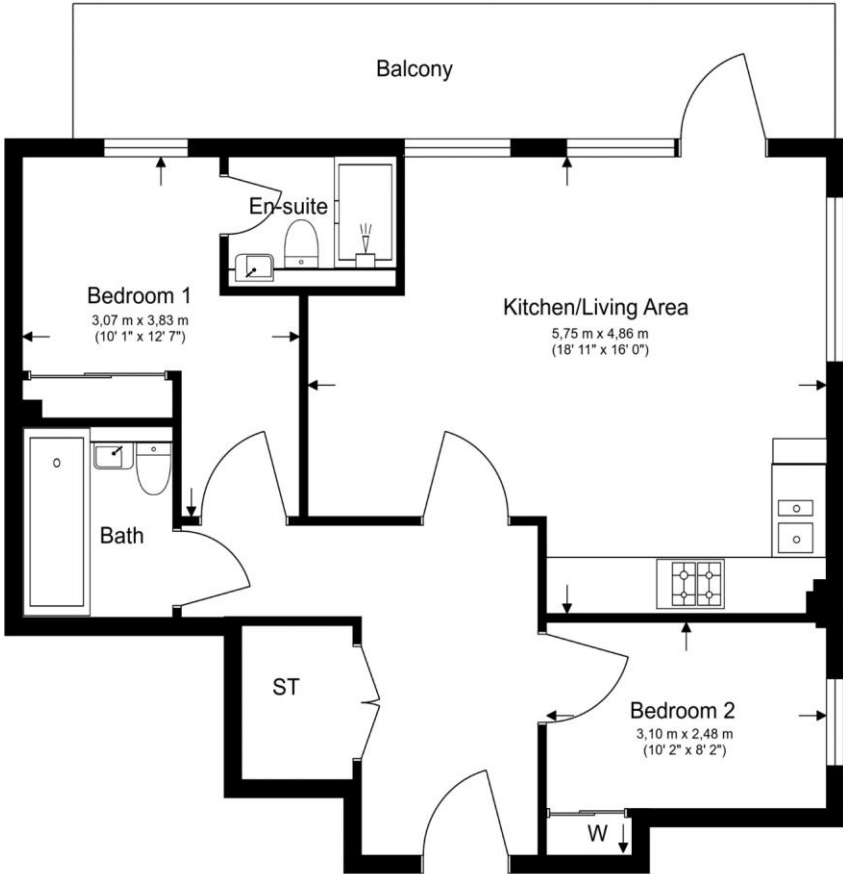


Property Features:

- 2 Bedrooms
- 2 Bathrooms
- 711 square feet
- 18th floor
- 24 hour concierge
- Fitness centre
- Landscaped Communal Areas
- High Speed Internet Connectivity



Total Gross Internal Area
66.1 Sq/m - 711.49 Sq/ft



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		
(69-80) C	80	80
(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:	£480,000
Tenure:	Leasehold Expires 24/06/3010 Approximately 986 Years Remaining
Ground Rent:	£350.00 (per annum) 2023
Service Charge:	£4,828.00 approx. (per annum) 2023
Anticipated Rent:	£2,500.00 pcm Approx. 6.2% Yield

Viewings:

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

Our reference: CHD220013

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