



# Biscayne Avenue, Canary Wharf, E14

Asking Price: £615,000

Benham  
& Reeves

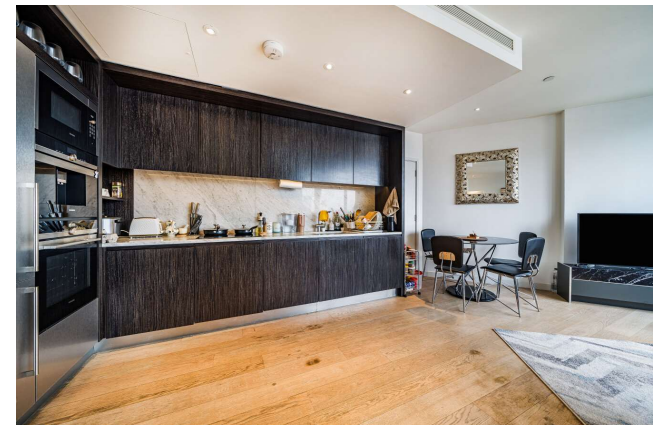
# Biscayne Avenue, Canary Wharf, E14

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

This beautifully designed two bedroom, two bathroom apartment located on the eleventh floor of the extremely popular Charrington Tower, Canary Wharf. The open-plan living area is generously sized, comfortably accommodating two sofas and a dining table, with comfort cooling ensuring year-round comfort. North east facing floor-to-ceiling windows and a double-entrance balcony provide lots of natural light and outside space, while the modern kitchen is finished to an exceptional standard, featuring sleek cabinetry, high-quality countertops, Siemens integrated appliances, and a full-size fridge freezer. The spacious bedrooms easily accommodate a full-size double bed, with fitted wardrobes and large windows allowing for plenty of natural light. The elegantly designed bathrooms feature premium tiles, stylish stone finishes, and ample storage space.

The Charrington Tower development offers a premium living experience with residents benefiting from 24-hour security and concierge services, swimming pool, spa, gymnasium, on-site cafés, communal areas, and a dedicated parking space, adding both convenience and luxury to this sought-after development. Located in Blackwall, this apartment enjoys easy access to Canary Wharf's financial district, high-end shopping, fine dining, and entertainment options.

Blackwall DLR Station is just moments away, offering excellent transport links across London.





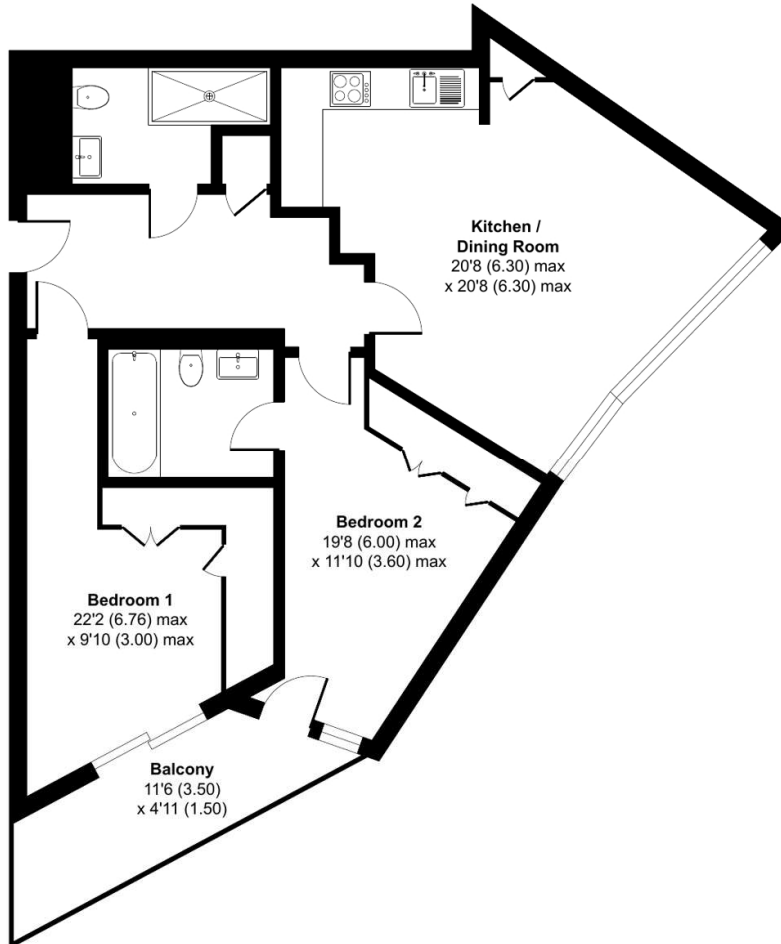
## Property Features:

- 2 Bedrooms
- 2 Bathrooms
- 11th Floor
- Balcony
- 816 Square Feet (Approx.)
- 24-Hour Concierge
- Residents' Gymnasium
- Cinema
- Swimming Pool and Spa
- Parking



## Biscayne Avenue, Canary Wharf, E14

Approximate Area = 816 sq ft / 75.8 sq m  
For identification only - Not to scale



ELEVENTH FLOOR

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Terms & Conditions:

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

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Tenure: Leasehold  
Expires 31/12/3009  
Approximately 984 Years Remaining

Ground Rent: £800.00 (per annum)  
for the year 2025

Service Charge: £9,500.00 (per annum)  
for the year 2025

Anticipated Rent: £2,700.00 pcm  
Approx. 5.3% Yield

## Viewings:

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

Our reference: NWH250068

T: 020 8036 3200

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W: [www.benhams.com](http://www.benhams.com)

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Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan  
Singapore | South Africa | Turkey

