



Orchard Place, London, E14

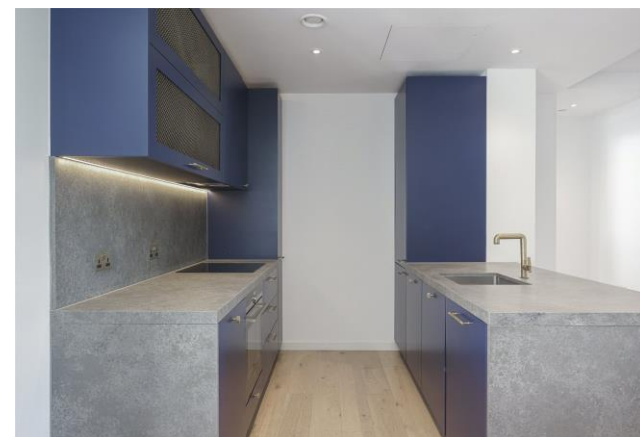
Asking Price: £680,000

Benham
& Reeves

Orchard Place, London, E14

🏠 2 Bedroom (s) 🚿 2 Bathroom (s) 🔑 Leasehold

This bright and modern 2 bedroom apartment spans an approximate 928 square feet and is located on the 3rd floor of Agar House. Agar House is one of many building within the prestigious Goodluck Hope development. This light filled apartment benefits from incredible views over private gardens and towards the O2 arena. A number of clever upgrades have been made to make this smart home even smarter. As you enter the large living area your sight is immediately drawn to the private south-west facing balcony, the perfect spot to relax and enjoy long summer evenings. The living area has been thoughtfully divided to provide a relaxed lounge seating area, an allocated area for the dining table and the perfectly appointed kitchen. Further upgrades have been made with a HUE smart lighting, which all build on the luxury of the development. The large principal bedroom has fitted wardrobes and a sumptuous en-suite bathroom with plentiful storage. The second bedroom is located opposite the three-piece family bathroom. The development itself has a 24-hour concierge, swimming pool, gym, lift access and on-site supermarkets and shops. There is also a large range of bars, restaurants and amenities locally.



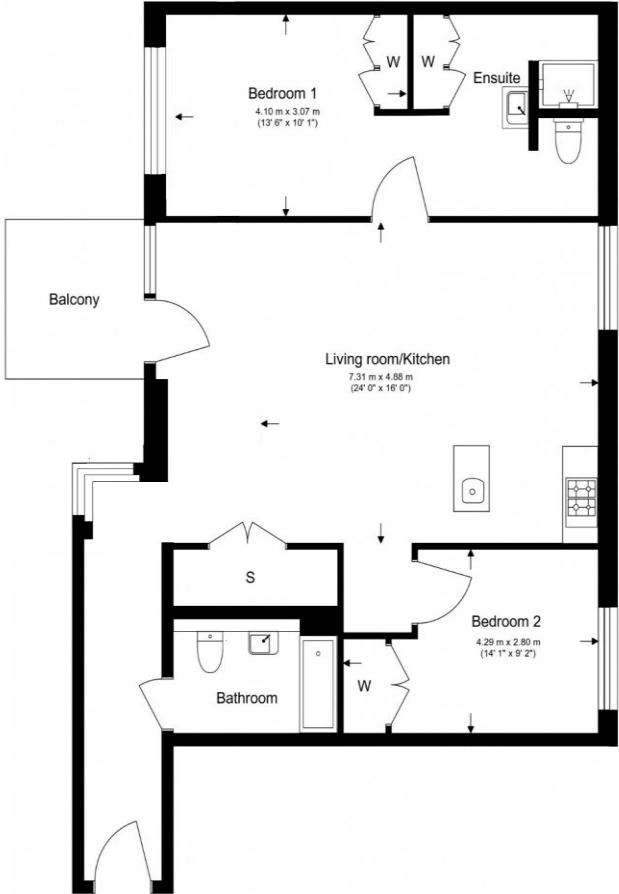


Property Features:

- Two Bedrooms
- Two Bathrooms
- 928 Square Feet (Approx.)
- 3rd Floor
- Open Plan Living Area
- Private Balcony
- Gym
- Swimming Pool
- Concierge



3rd Floor
 Total Gross Internal Area
 87.06 Sq/m - 937 Sq/ft



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	86	86
(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	

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.

Terms & Conditions:

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

Asking Price:	£680,000
Tenure:	Leasehold Expires 31/12/3016 Approximately 992 Years Remaining
Ground Rent:	£700.00 (per annum) 2024
Service Charge:	£6,772.00 (per annum) 2024

Viewings:

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

Our reference: CWH240151

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