



Park Drive, Canary Wharf, E14

Asking Price: £625,000



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 Studio  1 Bathroom (s)  Leasehold

This impressive studio apartment with breathtaking views situated on the 18th floor of One Park Drive.

Finished to a high standard with high specification fixtures and fittings, this fabulous apartment is thoughtfully designed. Spacious living areas, high ceilings, a balcony and floor-to-ceiling windows that beautifully blend the indoors with the surrounding docklands. It also includes a built-in closet and a full-sized kitchen area. This property is well presented and well located making it an ideal home or investment.

Residents at One Park Drive enjoy exclusive amenities, including a state-of-the-art gymnasium, swimming pool, jacuzzi, sauna, and steam room within the health and fitness club. There's also a private Residents' Club and Terrace, offering stunning views towards the City and the Thames.

Conveniently situated in Canary Wharf, the apartment benefits from excellent transport connections, with the DLR, Jubilee Line Underground, and Crossrail just moments away.



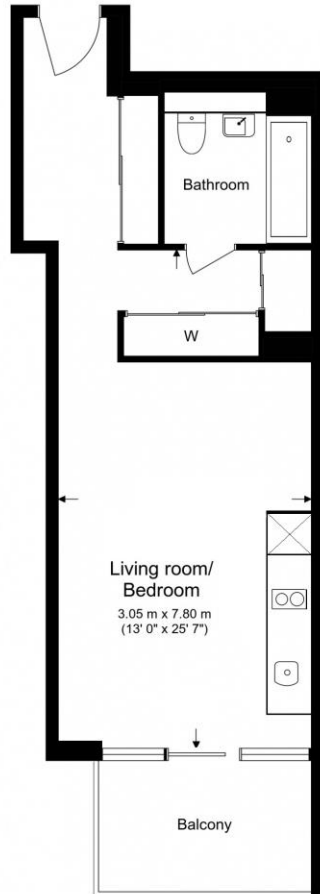


Property Features:

- Studio Apartment
- 475 Square Ft (Approx.)
- 18th Floor
- Balcony
- Gym
- Residents' Lounge
- Private Cinema
- Swimming Pool
- 24 Hour Concierge



18th Floor
 Total Gross Internal Area
 44.1 Sq/m - 475 Sq/ft



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	



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:	£625,000
Tenure:	Leasehold Expires 16/12/2261 Approximately 237 Years Remaining
Ground Rent:	£450.00 (per annum)
Service Charge:	£4,443.92 (per annum)

Viewings:

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

Our reference: CHN240033

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