

EBI



**12 Baltimore Wharf, E14 9FG**

Price:

£ 650,000





# 12 Baltimore Wharf, E14 9FG

Price: £ 650,000 2 bedroom house

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## OVERVIEW

A 935 sq. ft, 6th-floor, 2-bedroom, 2-bathroom apartment in the highly desirable Baltimore Wharf development, featuring a dual-aspect reception room with a west-facing balcony overlooking the dock. The property benefits from floor-to-ceiling windows and a high-specification modern finish throughout.

Residents enjoy 24-hour concierge services and access to Club Baltimore, which includes a state-of-the-art gym, 25m indoor swimming pool, boxing ring, pool table, and a range of fitness classes.

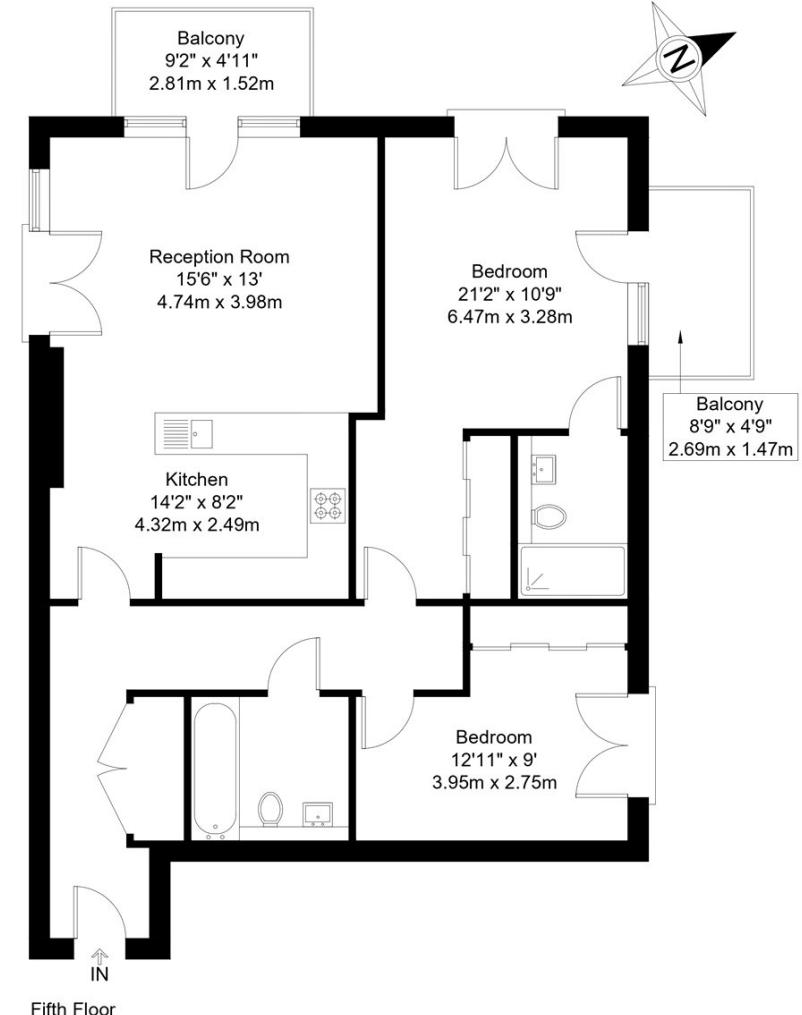
## KEY FEATURES

- Two-bedroom, two-bathroom apartment
- Two private balconies
- 935 sq. ft of living space
- Sixth floor with dockside views
- Access to residents' gym and indoor swimming pool
- Waterfront location with scenic dock views
- Crossharbour DLR just 0.1 mile away

## Baltimore Wharf, E14

Approx Gross Internal Area = 86.9 sq m / 935 sq ft  
Balconies = 8.2 sq m / 88 sq ft  
Total = 95.1 sq m / 1023 sq ft

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property. Copyright @ BleuPlan

## Energy Performance Certificates

