



4, Baltimore Wharf, Canary Wharf, E14 9AQ

Price:
£ 400,000

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1 bedroom house

View Property

OVERVIEW

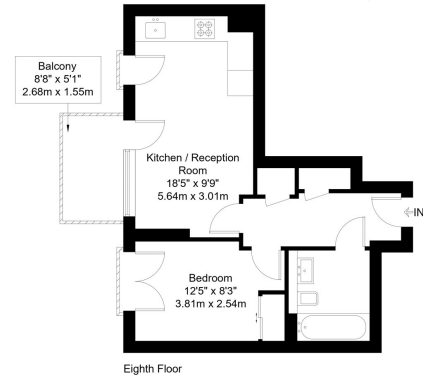
Set within the sought-after Baltimore Wharf development, this well-presented one-bedroom apartment offers stylish modern living in the heart of Crossharbour, moments from Canary Wharf. Positioned on the eighth floor and extending to approximately 461 sq ft, the property is ideal for first-time buyers, professionals and investors seeking a superbly connected London home with access to exceptional resident facilities.

The apartment comprises a bright open-plan living and kitchen area designed for modern day living, with floor-to-ceiling glazing allowing an abundance of natural light throughout. The contemporary kitchen is finished to a high specification with integrated appliances, while the generous double bedroom benefits from fitted wardrobes and excellent storage. A sleek three-piece bathroom suite and additional hallway storage complete this well-proportioned home.

KEY FEATURES

- Eighth floor one-bedroom apartment
- Approximately 461 sq ft internally
- Bright open-plan living area
- Contemporary integrated kitchen
- Spacious double bedroom
- Luxury residents' leisure facilities
- 24-hour concierge service
- Swimming pool, gym and spa
- Moments from Crossharbour DLR
- Walking distance to Canary Wharf

Baltimore Wharf, E14
Approx Gross Internal Area = 38.67 sq m / 416 sq ft
Balcony = 4.15 sq m / 45 sq ft
Total = 42.82 sq m / 461 sq ft



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.
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ENERGY PERFORMANCE CERTIFICATES

Score	Energy rating	Current	Potential
92+	A	81 B	81 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

