

# Ability Place, 37 Millharbour, E14 9HW

**Guide Price £500,000**

## Full Description

Perched on the 9th floor, this exceptional two-bedroom, two-bathroom apartment offers a stunning balcony with breathtaking river views over Canary Wharf and the luxury of a private parking space. Nestled within the prestigious Ability Place development, residents enjoy world-class amenities, including a 24-hour concierge, a state-of-the-art gym, a sauna, steam room, and a jacuzzi, all designed for ultimate comfort and convenience. Perfectly positioned to embrace the vibrant Canary Wharf lifestyle, the apartment is moments from an array of stylish cafes, fine dining restaurants, and high-end shopping destinations. With South Quay DLR just a minute's walk away and Crossharbour DLR close by, commuting is seamless. Canary Wharf Station, offering Jubilee Line and DLR services, is also within easy reach, providing quick access to the City and beyond. For motorists, the location ensures effortless connectivity, with swift access to the A1206, A12, and A13, as well as the Blackwall and Limehouse Link Tunnels, making travel across London and beyond both fast and convenient.

## Features

- Prime Canary Wharf location in E14
- Stunning 9th-floor two-bedroom apartment with breathtaking views
- Private balcony overlooking the river and skyline
- Includes a dedicated parking space
- Two modern bathrooms, including one en suite
- Strong rental yield of 6%
- Exclusive access to a 24-hour concierge, residents' gym, sauna, steam room, and jacuzzi
- Excellent transport links via South Quay DLR and Canary Wharf Jubilee Line
- Easy road access via A1206, A12, A13, and the Blackwall & Limehouse Link Tunnels

## Contact Us

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