



**Agar Building, Goodluck Hope, E14 0JW**

Price:  
£ 375,000





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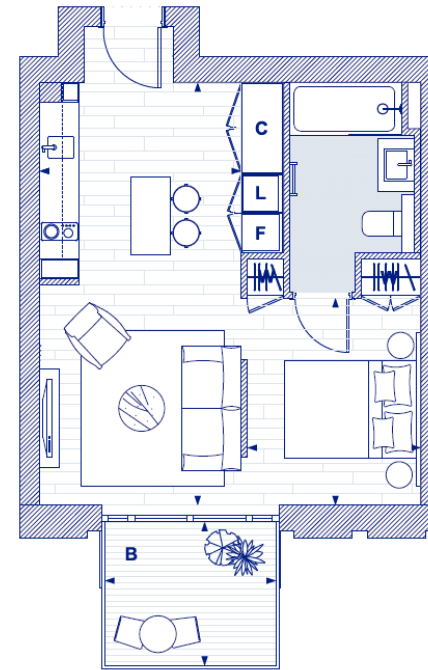
## OVERVIEW

Set within the highly sought-after Goodluck Hope development by Ballymore, this beautifully presented studio apartment in Agar Building offers an exceptional opportunity to acquire a contemporary riverside home in one of East London's most exciting waterfront communities. Offered chain free, the apartment extends to approximately 417 sq ft, complemented by a private 61 sq ft balcony enjoying attractive river views.

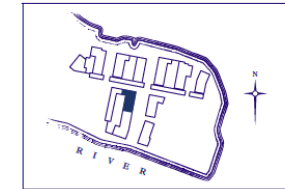
Thoughtfully designed to maximise both space and natural light, the apartment features a bright open-plan living and sleeping area with floor-to-ceiling glazing and direct access to the private balcony. The outdoor space provides an ideal setting for enjoying the river outlook and creates a seamless extension of the living environment.

## KEY FEATURES

- Chain-free studio apartment
- Approx. 417 sq ft internal space
- Private 61 sq ft balcony
- Attractive river views
- Prestigious Goodluck Hope development
- 24-hour concierge service
- Residents' gym and spa facilities
- Landscaped gardens and roof terraces
- Excellent Canary Wharf connectivity
- Strong lifestyle and investment appeal



FLOOR	SUITE
11	<b>Internal:</b> 38.7 sq m / 417 sq ft <b>Living Area:</b> 5818 x 6459 mm <b>Bedroom:</b> 2650 x 3165 mm <b>Balcony:</b> 5.7 sq m / 61 sq ft
10	
09	
08	
07	
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## Energy Performance Certificates

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

