



**One Park Drive, Canary Wharf, E14 9SB**

Price:

£ 2,400,000

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Price: £ 2,400,000 3 bedroom house

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## OVERVIEW

Exceptional 1,200 Sq. Ft Three-Bedroom Loft Apartment with Stunning South Dock Views

This prime-positioned three-bedroom apartment in One Park Drive offers an unrivaled living experience in the heart of Canary Wharf. Boasting 1,200 sq. ft of beautifully designed space, this residence features a southerly aspect, providing breathtaking views down South Dock and Canary Wharf’s skyline. The property also includes secure allocated parking and a private storage unit, ensuring both convenience and exclusivity.

## KEY FEATURES

- Rare three-bedroom layout in a prime location
- Southwest-facing with stunning river views
- Secure allocated parking for added convenience
- Access to concierge services, a state-of-the-art health club, and premium resident facilities
- Service charge: 37.33 psf
- Ground rent: 31,000 per year
- 250-year leasehold ensuring long-term value

LOFT	LOCATION	DATA	IMPERIAL	METRIC
TYPE 4	Floorplate C	Apartment	1196 sq ft	111.1 sq m
3 BED	Page 37	Terrace	421 sq ft	39.1 sq m
		Living	23' 11" x 23' 04"	7.29 x 7.11 m
		Bedroom 1	20' 07" x 12' 02"	6.29 x 3.73 m
		Bedroom 2	11' 09" x 11' 00"	3.58 x 3.37 m
		Bedroom 3 / Dining	11' 07" x 8' 05"	3.52 x 2.57 m





