

EBI



One Park Drive, London, E14 9GG

Price:
£ 2,100,000

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3 bedroom - Flat apartment

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OVERVIEW

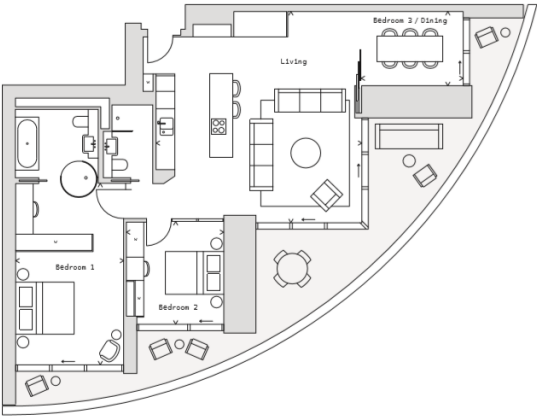
An exceptional three-bedroom Loft apartment extending to approximately 1,200 sq. ft within the landmark One Park Drive development in Canary Wharf.

Positioned to benefit from a desirable southerly aspect, the apartment enjoys impressive views across South Dock and the Canary Wharf skyline. A particular highlight is the substantial private terrace extending to approximately 421 sq. ft, creating an outstanding outdoor entertaining space and a natural extension of the principal living accommodation.

KEY FEATURES

- Three-bedroom Loft apartment in One Park Drive
- Approximately 1,200 sq. ft of internal accommodation
- Exceptional 421 sq. ft private terrace
- Desirable southerly aspect with South Dock views
- Secure allocated parking space
- Private storage unit
- Landmark Canary Wharf development
- Excellent access to Elizabeth line, Jubilee line and DLR

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



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		

