

# Roosevelt Tower, Williamsburg Plaza, E14 9RL

£440,000

## Full Description

This well-positioned 16th-floor one-bedroom apartment spans 563 sq. ft and presents a fantastic investment opportunity with a tenant in situ. Located in Roosevelt Tower, Williamsburg Plaza, E14, the property is just moments from Crossrail, ensuring excellent connectivity. Situated in the heart of the Canary Wharf market, this sought-after development offers low running costs, making it an ideal Buy-To-Let investment or first-time home. The apartment features a spacious open-plan lounge, kitchen, and dining area, along with a well-proportioned bedroom and a modern bathroom. A private balcony provides stunning southeast-facing views of the Thames and The O2 Arena. Residents benefit from a concierge service, a fully equipped gym, and two rooftop gardens. The location offers excellent transport links, with Blackwall and Poplar DLR stations within walking distance. The City (Bank) is reachable in just 11 minutes, Stratford in 17 minutes via the Jubilee Line, and Oxford Circus in 23 minutes via the DLR and Tube. With Canary Wharf's Crossrail station now fully operational, journey times across London and the South East have significantly improved, further enhancing the area's appeal.

## Features

- 16th-floor apartment with 563 sq. ft plus private balcony
- Breathtaking views of the Marina and Canary Wharf
- Located moments from Canary Wharf and Crossrail
- Spacious open-plan lounge, kitchen, and dining area
- Well-proportioned bedroom and modern bathroom
- 24-hour concierge service for residents' convenience
- Exclusive private gymnasium for residents
- Two landscaped rooftop gardens offering stunning views
- Excellent transport links:
- Blackwall & Poplar DLR stations within walking distance
- 11 mins to Bank (City), 17 mins to Stratford (Jubilee Line), 23 mins to Oxford Circus (DLR & Tube)
- 997-year leasehold with a 10-year NHBC warranty
- Ground rent: 3500 per annum

## Contact Us

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