

# Serapis House, 28 Goodluck Hope Walk, E14 0XN

£640,000

## Full Description

An exceptional Two double bedroom recently completed river facing apartment in Goodluck Hope. comprising of 851 Sqft of internal space on the 13th floor, with balcony and furniture pack. Offering a great investment option or first home. The Goodluck Hope development is set to become a bustling riverside neighbourhood which encourages both industry and enterprise. Drawing inspiration from the Orchard Dry Docks and its industrial history. Within these contemporary warehouses, with striking facades created from the brick and steel, are exquisite suites, one, two and three bedroom apartments. Each resident of Goodluck Hope will enjoy exclusive access to the Islands private club, 1595. Here there are fabulous facilities ranging from a gymnasium, cinema and swimming pool. The development also embraces the outdoors with beautiful gardens and terraces overlooking the London skyline and O2. Goodluck Hope is attracting young professionals and families because of its spacious units and proximity to The Faraday School. The nearby Canning Town station offers access to London's financial and business districts. FACILITIES 24-Hour Concierge, Children Play Area, Garden, Gymnasium, Residents Lounge, Roof Garden, Security Service, Spa Storage, Swimming Pool - Indoor, Swimming Pool – Outdoor KEY FEATURES Prestigious development with exclusive riverside location Selection of luxurious one bedroom apartments Designed with industrial history and culture of Orchard Dock Superb community with a host of amenities on the doorstep Access to the elite residents only 1595 club Apartments reflect contemporary and industrial interiors Every unit offers a fantastic form of outdoor space Boasts a desirable location in the heart of E14 These particulars are not intended to form part of any contract. Photographs may depict general images of the development and may not show the actual flat for sale.

## Features

- Two bedroom luxury apartment
- 13th Floor - 851sqft + balcony
- Furniture Included
- Great Investment Product
- 24 hour concierge
- Roof Gardens, Residents Lounge
- Outdoor & Indoor Pool, Spa & Gym
- Unique Waterside Development
- Estimated Service charge: £34.86 psf pa
- Estimated Ground Rent: 0.1% of purchase price
- Tenure: 999 Year Leasehold
- Completion due Q1 2020
- 10 year NHBC warranty

## Contact Us

### Ernest-Brooks International | Estate Agents | Ernest Brooks International

Sierra Quebec Bravo, 77 Marsh Wall, Canary Wharf  
E14 9SH

T: +44 203 621 8881

E: [info@ernest-brooks.com](mailto:info@ernest-brooks.com)

