



**South Quay Plaza, Canary Wharf, E14 9SH**

Price:

£ 1,100,000





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Price: £ 1,100,000 2 bedroom house

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## OVERVIEW

This high floor dual aspect apartment facing Greenwich & The River Thames east also south over the Landscaped gardens. Spread over a generous (962 Sq. Ft) on the 30th floor.

Available in one of the tallest and most renowned residential buildings in Europe. Set within the heart of London's business district, Canary Wharf, E14. Open plan living space with a kitchen which includes Siemens appliances, reconstituted stone work surfaces, glass splash-backs and handle-free storage. There is a high specification bathroom suite and a separate bedroom space. The apartment will enjoy underfloor heating & comfort cooling.

## KEY FEATURES

- Dual aspect 30th floor
- 962 Sq. Ft of luxury living
- Comfort cooling & underfloor heating
- High specification
- Residents lounge, gym, pool & spa
- Tenure: 999 Year Leasehold
- Service Charge: 36.75 psf
- Ground Rent: 3500 pa



2 BED APARTMENTS		
APARTMENTS 16.07-32.07		
Area	89.7 sq.m.	966 sq.ft
Living	6.70 x 3.91 m	21'11" x 12'9"
Kitchen	2.83 x 2.15 m	9'3" x 7'0"
Bed 1	3.81 x 3.47 m	12'6" x 11'4"
Bed 2	3.27 x 2.97 m	10'8" x 9'8"



## Energy Performance Certificates

Energy Efficiency Rating	
Very energy efficient - lower running costs	
(82+) A	



