
ARTICHOKE HILL, WAPPING, EW1

£630,000, LEASEHOLD

Large three-bedroom apartment for sale, E1W

Three double bedroom apartment.

Long Lease remaining

South Facing Balcony

987 sq.ft / 91.77 m²

South facing aspects of Canary Wharf

No Onward Chain

CBRE



LOCATED ON THE THIRD FLOOR OF THIS MODERN DEVELOPMENT IS THIS BRIGHT AND OPEN THREE-BEDROOM, TWO BATHROOM APARTMENT WITH APPROXIMATELY 987 SQ.FT (91.77 M2) OF LIVING SPACE.



Upon walking into the apartment, you enter the hallway with access to three double bedrooms and a family sized bathroom.

The principal bedroom offers exceptional wardrobe space and benefits from an en suite bathroom. One of the main features of this property is the generously sized reception room plenty of space for lounge/sitting area and dining space.

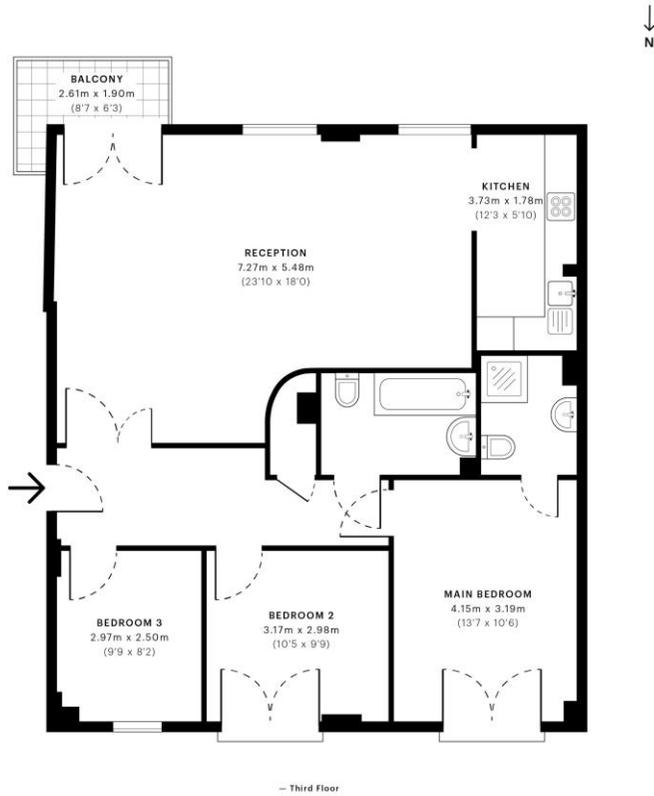
There is access to a private South facing balcony with fantastic views.

To the back of the reception room you will find a semi open plan kitchen with integrated appliances. The property has South and North facing aspects with spectacular Canary Wharf and courtyard views.

Artichoke Hill is located along Pennington Dock in Central Wapping, close to a range of amenities, shops including Waitrose as well as a variety of local parks, cafes, bars and restaurants located at the popular St Katharine Docks. The nearest stations are Tower Hill and Tower Gateway.







GROSS INTERNAL AREA (GIA) The footprint of the property 91.77 sqm / 987.80 sqft	NET INTERNAL AREA (NIA) Excludes walls and external features includes washrooms, restricted head height 87.91 sqm / 946.26 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 2.90 sqm / 31.22 sqft	RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.00 sqm / 0.00 sqft
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Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 95.34 sqm / 1026.23 sqft
IPMS 3C RESIDENTIAL 91.91 sqm / 989.31 sqft

SPEC ID: 60c0b06ec6b5e0de5a27018

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	78	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Price: £630,000 subject to contract

Tenure: Leasehold

Service Charge: £3,200 per annum

Ground Rent: £350 per annum

Local Authority: Tower Hamlets

Council Tax Band: F

Virtual Tour:

<https://spec.co/properties/60c9d6a40692d20a6fb37299?brochureEmbed>

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