



For Sale

Apartment

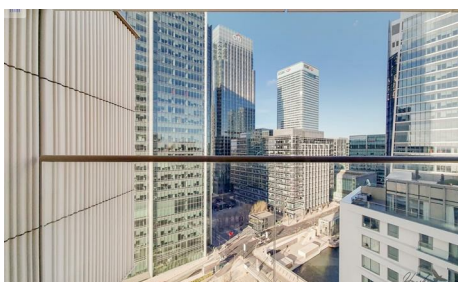
1 Park Drive | Canary Wharf | E14

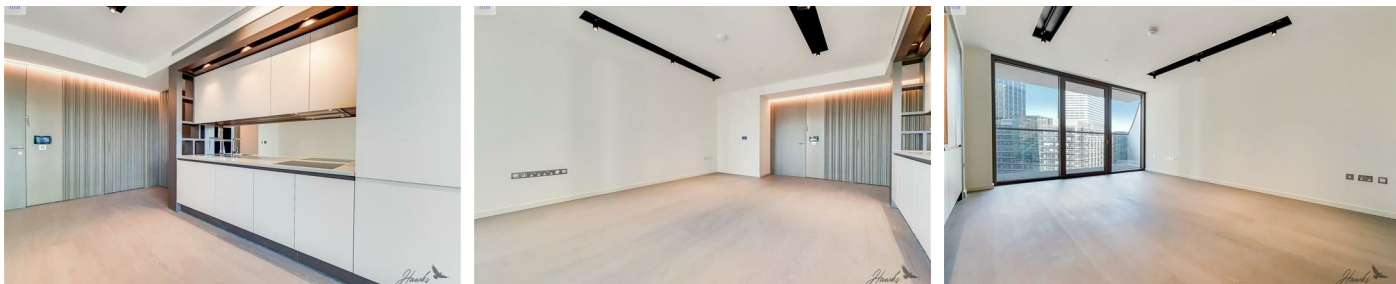
Asking Price £968,000 | Leasehold

1 Receptions | 1 Bedroom | 1 Bathroom

- Luxury Living in Canary Wharf
- Residents Cinema Room
- Residents Gym
- Swimming and Hydro Pool
- Expansive Private Balcony
- Residents Lounge & Library
- Concierge Available 24/7
- Sublime views over Canary Wharf
- Leasehold | Chain Free
- EPC | B

FREEDOM TO MOVE



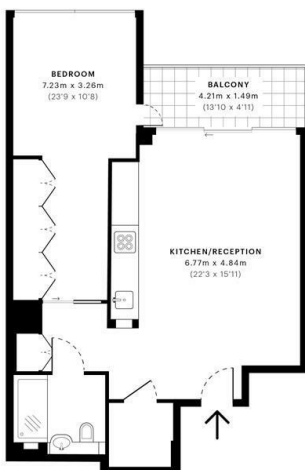


Park Drive, E14

CAPTURED DATE: 09/01/2022 LAYER SCAN POINTS: 1,420,696

GROSS INTERNAL AREA

63.46 sqm / 683.08 sqft



GROSS INTERNAL AREA (sqm)
63.46 sqm / 683.08 sqft

NET INTERNAL AREA (sqm)
61.48 sqm / 663.77 sqft

EXTERNAL STRUCTURAL FEATURES
6.06 sqm / 65.33 sqft

RESTRICTED AREA (sqm)
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and graphics 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.

SPM 10: 63.46 sqm / 683.08 sqft
SPM 11: 61.48 sqm / 663.77 sqft
SPM 12: 6.06 sqm / 65.33 sqft
SPM 13: 0.00 sqm / 0.00 sqft

spec id: 81642854ff5ee4b0d1015449

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	85	85
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.

Hawks Estate Agents are delighted to present this truly exceptional apartment, offering private outdoor space and breathtaking views across the Canary Wharf skyline.

Located within the iconic One Park Drive, designed by the world-renowned architects Herzog & de Meuron, this landmark 58-storey tower epitomises modern luxury living and is one of London's most prestigious residential addresses.

Set on the exclusive 15th floor, the apartment is part of the sought-after Clusters, offering a distinctive living experience. The private balcony provides the perfect spot to soak up the sun, host al fresco dinners, or enjoy uninterrupted sunset views over Canary Wharf.

Residents benefit from an impressive array of world-class amenities, including a 24-hour concierge, state-of-the-art gym, swimming pool and spa, private cinema, and business suites—ideal for balancing work and leisure.

Inside, the apartment features bright, open-plan living with excellent storage throughout. The sleek walnut kitchen comes fully equipped with premium integrated appliances, granite worktops, and a breakfast bar. The double bedroom includes bespoke fitted wardrobes, while the luxurious bathroom features a rain shower and ambient LED lighting for a spa-like experience.

Positioned on the Canary Wharf estate, One Park Drive is located within moments of a number of shops, bars and restaurants, including Hawksmoor steak restaurant and Dishoom. Situated within 0.2 miles of the Jubilee line and DLR, and just 0.5 miles of the Elizabeth Line, providing swift connections throughout London and beyond. The extensive investment in Canary Wharf over recent years has transformed the local area, creating a vibrant local community, with plenty of amenities to enjoy.

Recent investment has transformed Canary Wharf into a vibrant, thriving neighbourhood with a wealth of amenities and a strong community feel.

EPC | B
Leasehold
Chain Free
Council Tax | London Borough of Tower Hamlets | Tax Band - E



Hawks

Hawks
71 - 73 West Ham Lane, London, E15 4PH
T: 0203 002 6769
E: stratford@hawksproperty.com

