





1302 PARK VISTA TOWER, 21 WAPPING LANE,
LONDON, E1W 3BA

£400,000

- 13th floor studio apartment
- Far-reaching views towards the City skyline
 - Private balcony
 - Open-plan kitchen / living space
- Dual purpose bedroom-dining area
 - 24-hour concierge service
- Residents' gym, cinema & hydro pool
 - Located in the heart of Wapping
- Excellent links to the City & Canary Wharf



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ABOUT THIS HOME

Positioned on the 13th floor of the highly sought-after Park Vista Tower, this superb studio apartment forms part of the prestigious 21 Wapping Lane development by Ballymore.

Enjoying far-reaching views towards the City skyline, the apartment offers a bright and intelligently designed living space with floor-to-ceiling glazing and a private balcony — perfect for taking in the outlook across London.

Internally, the property comprises a sleek open-plan kitchen and living area, thoughtfully arranged with a contemporary divider to create dual purpose sleeping and dining/working space, alongside a high-specification shower room finished to an excellent standard. The kitchen features modern integrated appliances and clean, streamlined cabinetry, reflecting Ballymore's signature contemporary design.

Residents of Park Vista Tower benefit from exceptional on-site facilities including:

- 24-hour concierge

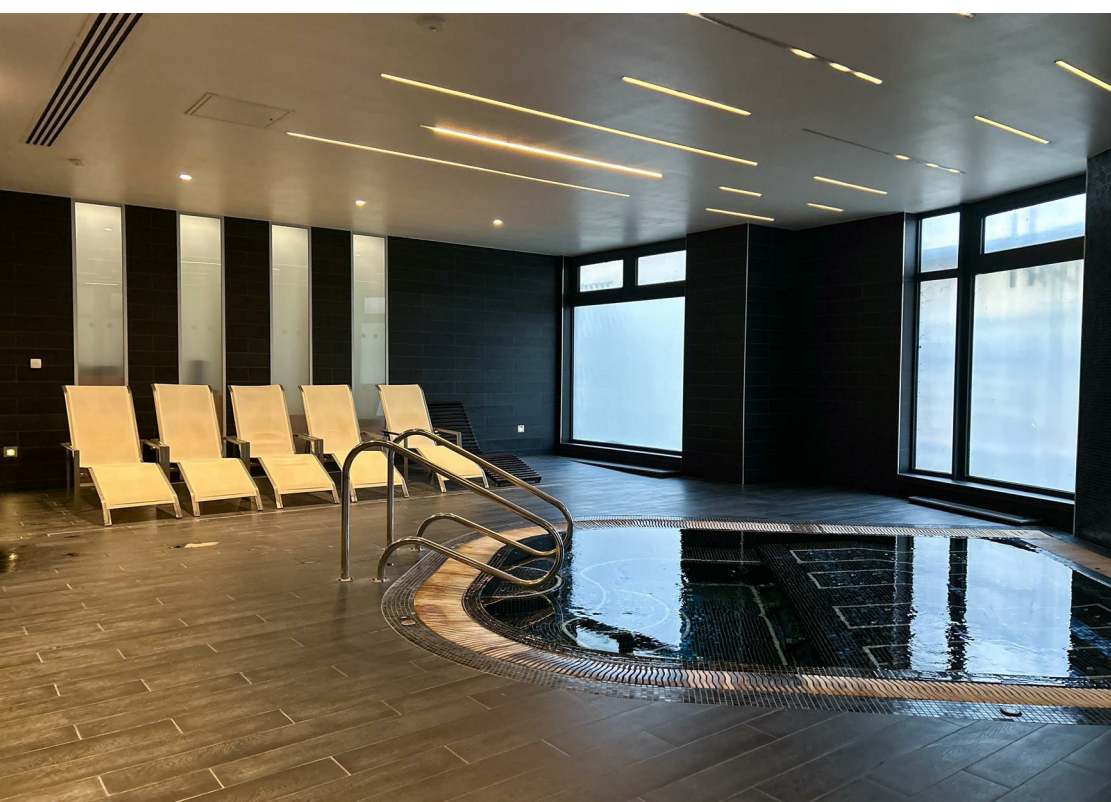
- Private cinema

- Fully equipped gymnasium

- Hydro pool and spa facilities

- Landscaped communal areas

This is an ideal opportunity for a first-time buyer, City professional or investor seeking a premium London residence within a landmark development.





USEFUL INFORMATION

Remainder of 999 year lease from 2010

Service Charge - £3788.76pa

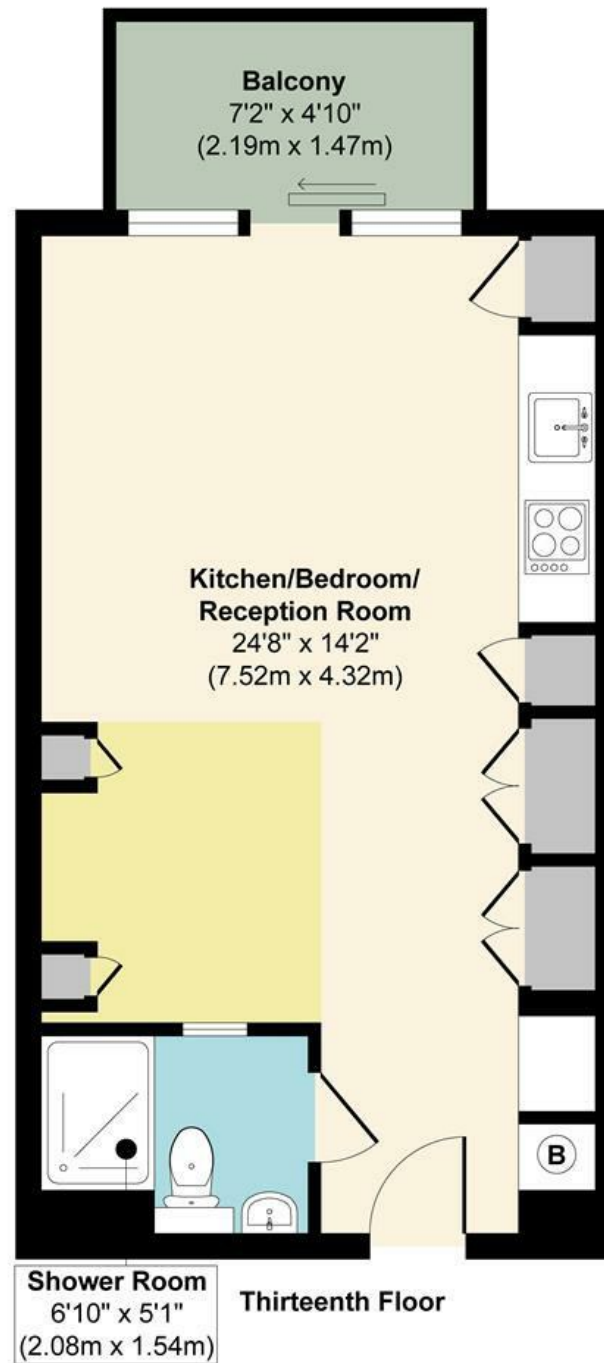
Ground Rent - £400pa

Council Tax - Band D

Local Authority - Tower Hamlets

Information provided as a guide only and not to be solely relied upon





Approx. Gross Internal Floor Area 361 sq. ft / 33.54 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

ABOUT THE AREA

About the Development – 21 Wapping Lane

Developed by Ballymore, 21 Wapping Lane is a striking riverside development blending contemporary architecture with Wapping's historic docklands character. Park Vista Tower occupies a prominent position within the scheme, offering elevated views and an exclusive residential environment.

Location – Wapping

Wapping is a highly sought-after East London neighbourhood known for its rich maritime history and warehouse conversions. Ideally positioned between the City and Canary Wharf, the area offers excellent connectivity via Wapping Overground, Shadwell DLR and Tower Hill Underground, along with easy access to the Thames Path and St Katharine Docks. A selection of riverside pubs, cafés and restaurants further enhance its village-style appeal.





ABOUT US

Rafferty & Pickard represent homes across London and the South East, from city centre apartments to elegant country houses.

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