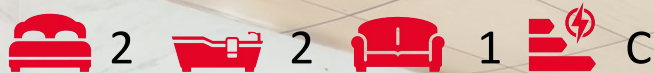




Cuba Street, Canary Wharf, E14 8NE

Offers In Excess Of £550,000



** STUNNING CANARY WHARF APARTMENT WITH SWIMMING POOL, GYM AND SAUNA FACILITIES - EWS1 IN PLACE **

* GUIDE PRICE £550,000 TO £575,000 *

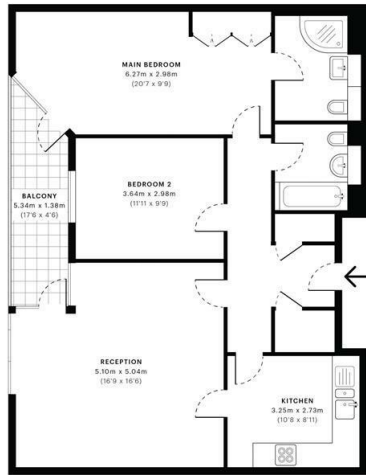
OC Homes are delighted to present to the sales market this beautifully presented two bedroom apartment on the fourth floor of this sought after riverside development, Anchorage Point in Canary Wharf, E14. The property is in excess of 900 sq ft, comes with a share of the freehold, and boasts well proportioned rooms that flow through the property well. Accommodation comprises; a bright and spacious reception room with dining area, large modern kitchen, two double bedrooms, en-suite and family bathroom as well as an east facing private balcony accessed from both reception room and main bedroom, offering views of the Wharf. The development benefits from concierge service, swimming pool, sauna room and gym facilities as well as allocated underground car parking and visitor's parking spaces. This development also has the EWS1 certificate in place.

Anchorage Point is a landmark development on the banks of the River Thames set close to all the shopping and entertainment amenities of the Canary Wharf Estate with a choice of bars, restaurants, shops, gyms and more. Transport links are available from Canary Wharf Underground Station (0.5mi), Heron Quay DLR (0.5mi) and the Thames Clipper River boat service from Canary Wharf Pier (0.3mi). The location is second to none, the property has the share of the freehold with an underlying long lease of 966 years, comes chain free, and is ideal for those looking for a home boasting a number of redeeming features with excellent living space. To arrange a viewing please call the OC Homes sales team now.

- SOUGHT AFTER DEVELOPMENT
- SWIMMING POOL, GYM & LEISURE FACILITIES
- SHARE OF FREEHOLD
- PRIVATE BALCONY
- OVER 900 SQ FT OF LIVING ACCOMMODATION
- ALLOCATED UNDERGROUND PARKING

Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.



— Fourth Floor

GROSS INTERNAL AREA (GIA)
84.54 sqm / 909.98 sqft

NET INTERNAL AREA (NIA)
80.70 sqm / 868.65 sqft

EXTERNAL STRUCTURAL FEATURES
8.73 sqm / 93.74 sqft

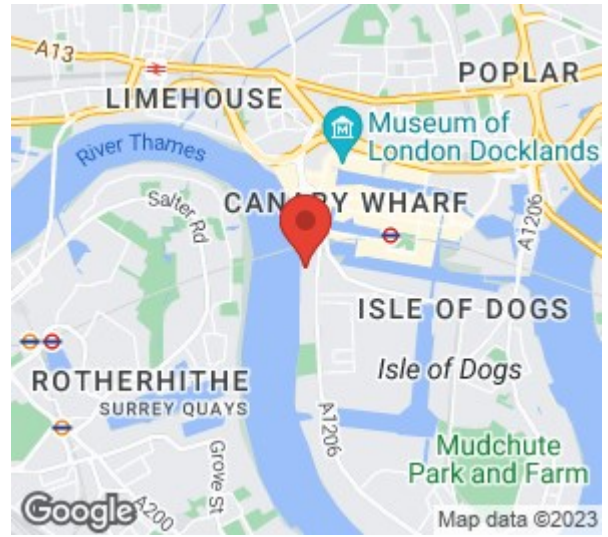
RESTRICTED HEAD HEIGHT
0.00 sqm / 0.00 sqft



Specified 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 measurement captured in the scan.

WALLS: 10.00 sqm / 107.64 sqft
FLOORS: 10.00 sqm / 107.64 sqft
CEILING: 10.00 sqm / 107.64 sqft
TOTAL: 30.00 sqm / 323.32 sqft

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		77	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		73	74



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.