



1412 1 Park Drive, E14 9SQ

Asking price £850,000

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A spacious and beautifully presented one-bedroom apartment within the iconic One Park Drive, offering premium waterfront living in the heart of Canary Wharf.

The property features a generous open-plan kitchen and reception area, complete with designer integrated appliances, elegant porcelain worktops, and floor-to-ceiling windows that flood the space with natural light. The living area flows seamlessly onto a private balcony, perfect for enjoying beautiful views.

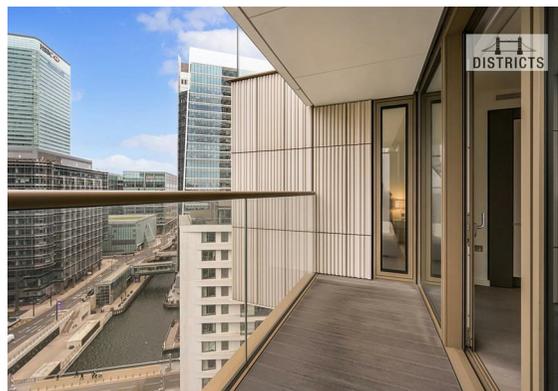
The large double bedroom includes bespoke fitted wardrobes and direct access to the balcony, creating a seamless indoor and outdoor experience. The contemporary bathroom is finished to a high standard with premium fittings, a rain shower, and subtle LED lighting. ****Photos of the bed have been digitally dressed for marketing purposes.**

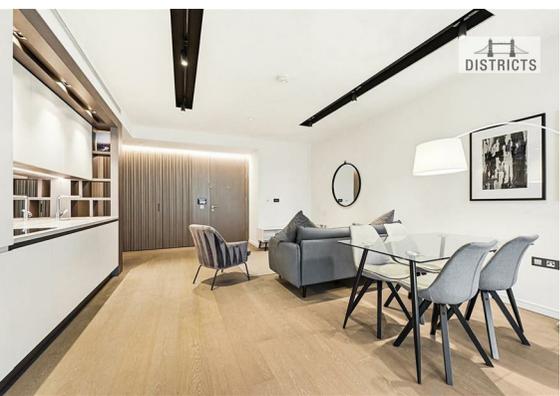
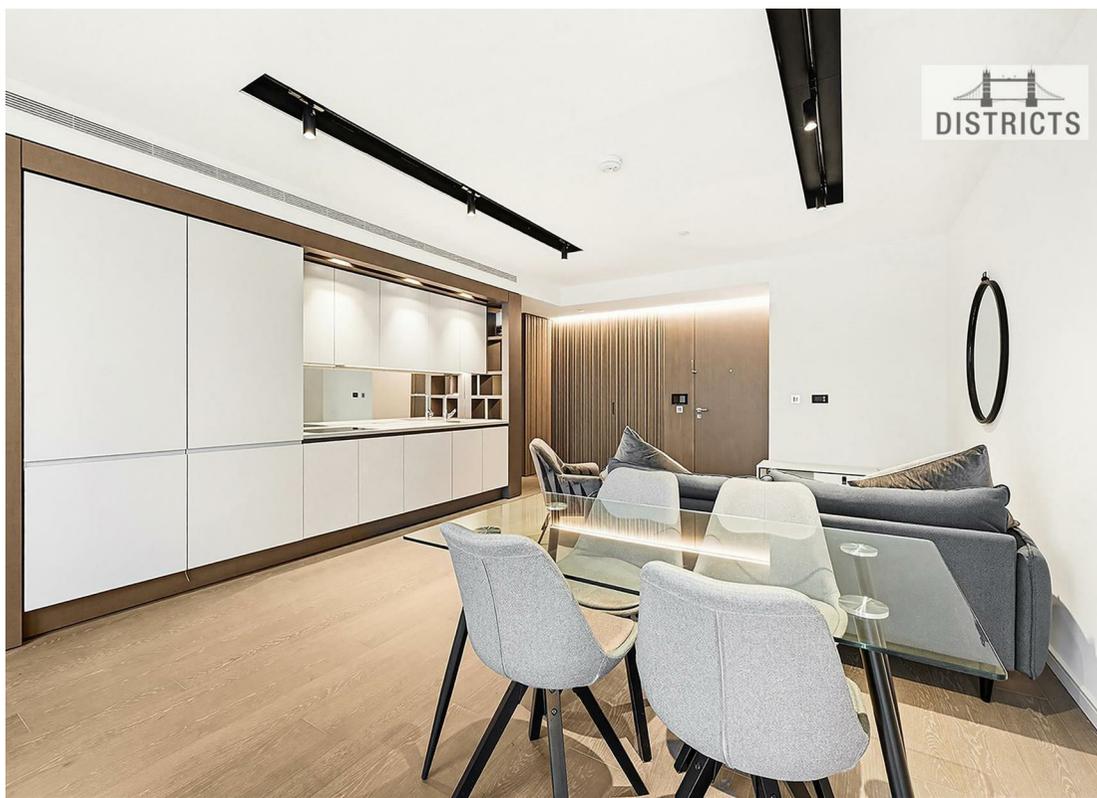
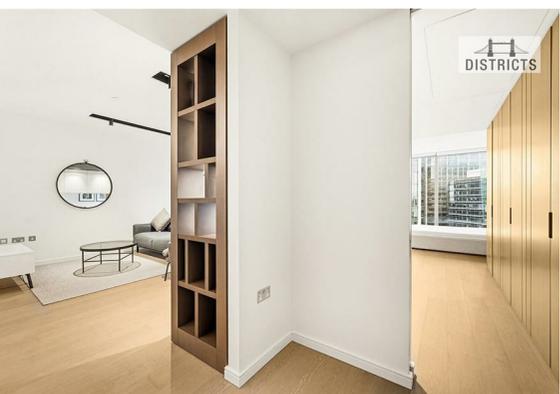
Residents benefit from world-class facilities including a 24-hour concierge, state-of-the-art gym, swimming pool and spa, private cinema, residents' lounge, and library.

Leasehold: 236 Years remaining approximately
Ground rent amount: Approx. £550pa
Review period: Ask agent
Service charge amount: approx. £7,450pa
Review period: Ask Agent
Council tax band: E – Tower Hamlets

Electricity supply – Mains | Heating – Mains | Water Supply & Sewerage – Mains | Lift Access | Parking - No | Cladding: EWS1 Cert. Ask Agent.

To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Tower Hamlets Council Website, Planning & Building Control

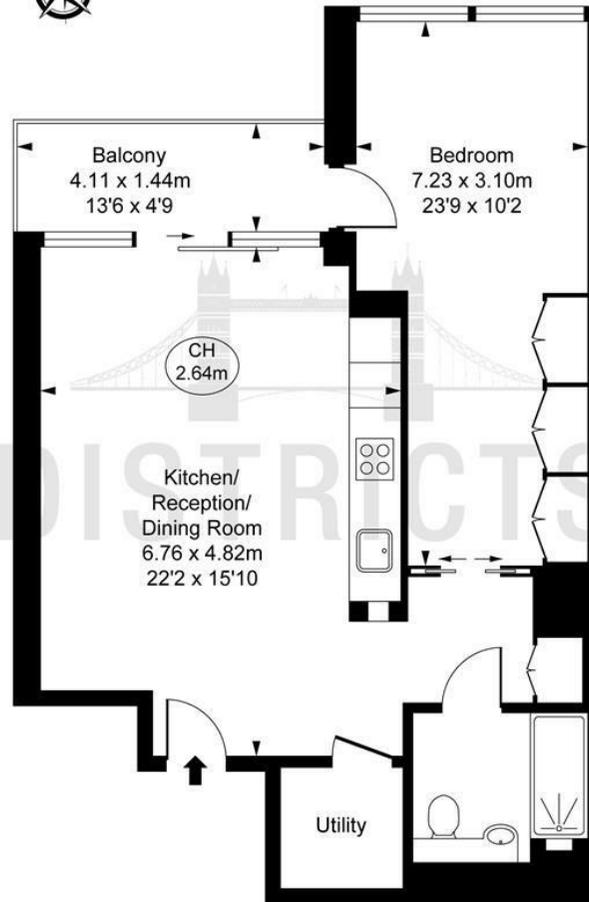




Park Drive, E14

Approximate Gross Internal Area
63.88 sq m / 688 sq ft

(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(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	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.