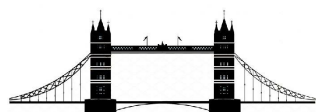




301 New Providence Wharf 1 Fairmont Avenue, London,
E14 9PA

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  C


DISTRICTS

A spacious one-bedroom apartment set within the prestigious New Providence Wharf, offering attractive river views and high-specification interiors throughout. This well-proportioned home features a generous living and dining area, a modern fitted kitchen with integrated appliances, a sizeable double bedroom with built-in storage, and a contemporary bathroom finished to an excellent standard.

****Photos have been digitally dressed for marketing purposes.**

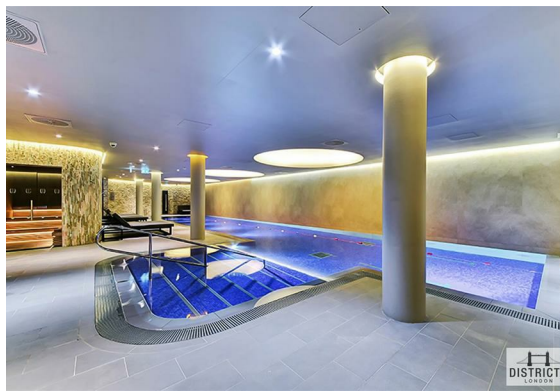
Designed for both comfort and convenience, residents benefit from superb on-site facilities including a fully equipped gym, a heated 25-metre indoor swimming pool with jacuzzi, sauna and steam room, as well as 24-hour concierge and security. Valet parking further enhances the ease of living within this sought-after riverside development.

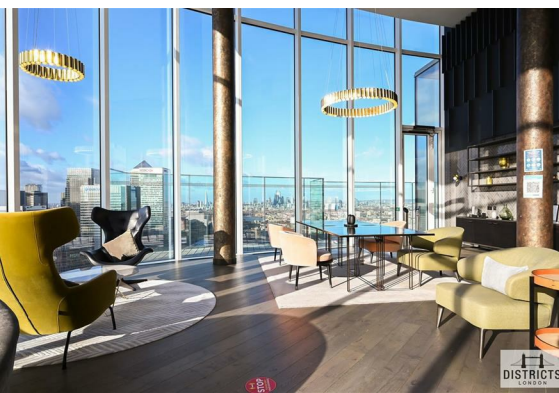
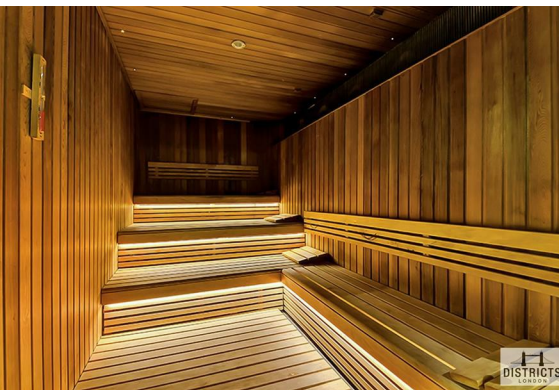
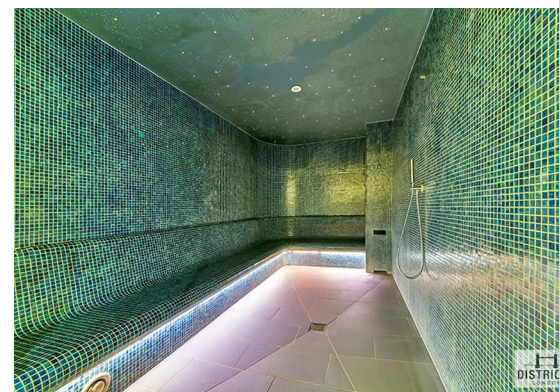
Ideally positioned just minutes from Canary Wharf, the property offers quick access to an array of shops, restaurants, and excellent transport connections, making it perfect for professionals and investors alike.

Leasehold: Approx. 975 Years Remaining
Ground rent amount: £250 p/a
Review period: Ask agent
Service charge amount: Approx. £4,702 p/a
Council tax band: F – Tower Hamlets
EPC rating: C

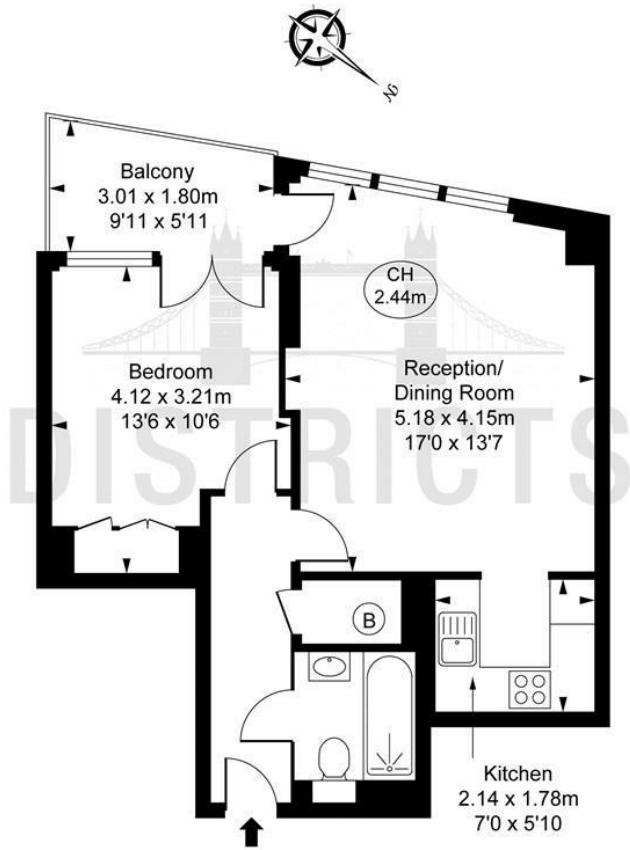
Electricity supply – Mains | Heating – Insite Energy | Water Supply & Sewerage – Mains | Lift Access | Parking: No | EWS1: Ask Agent

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





New Providence Wharf,
Fairmont Avenue, E14
Approximate Gross Internal Area
46.03 sq m / 495 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.
© Fulham Performance

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(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.