



Flat 208, 28, Serapis House Goodluck Hope Walk, London,  
E14 0XN

 1  1  1  B

Nestled in the vibrant area of Goodluck Hope Walk, London, this exquisite new build apartment offers a unique opportunity for modern living. Spanning an impressive 545 sq.ft, this dual-aspect double bedroom apartment secures stunning views across the River Thames, The O2, and the iconic City of London skyline.

The well-designed layout includes a welcoming reception room, perfect for entertaining guests or enjoying a quiet evening in. The bathroom is thoughtfully appointed, ensuring both comfort and convenience. This home is ideal for individuals or couples seeking a stylish and contemporary living space in one of London's most sought-after locations.

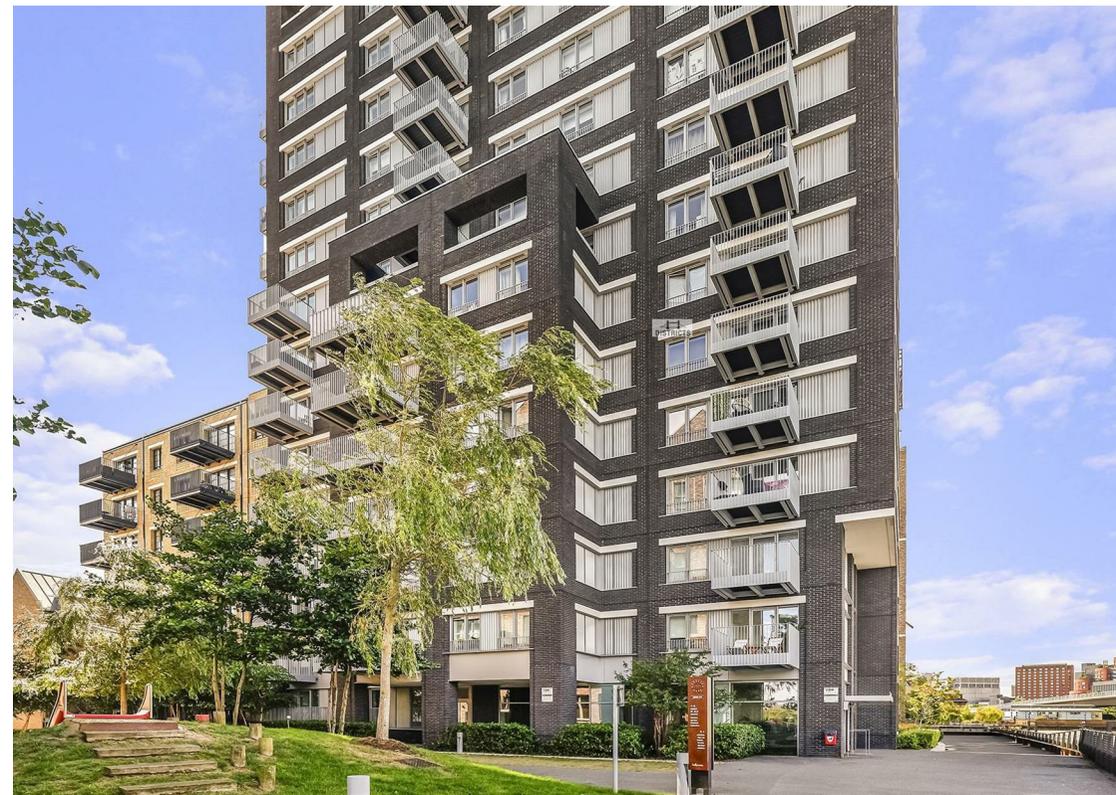
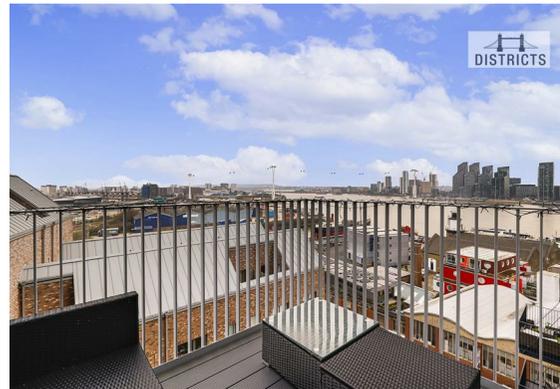
Residents of this exclusive development benefit from membership in the City Island Social Club, which grants access to a range of luxurious private facilities. These include a sophisticated clubhouse, a dedicated concierge service, a grocer's shop for everyday essentials, a state-of-the-art gymnasium, and a relaxing spa.

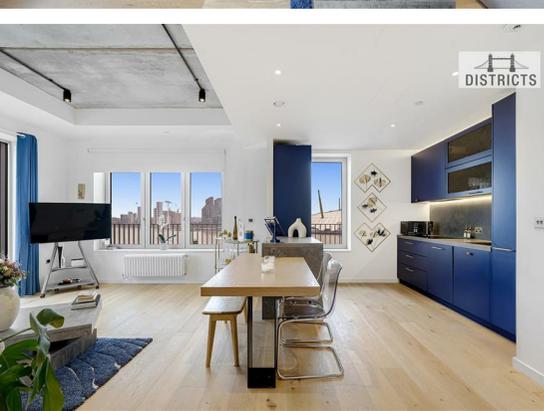
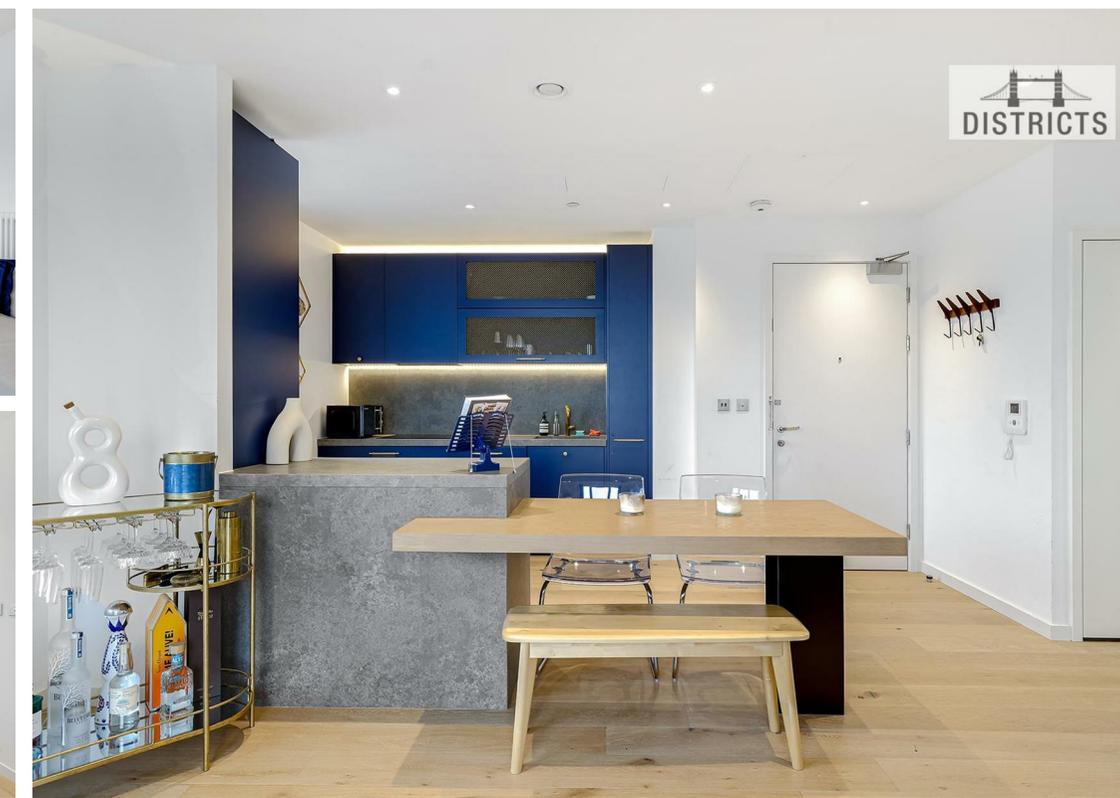
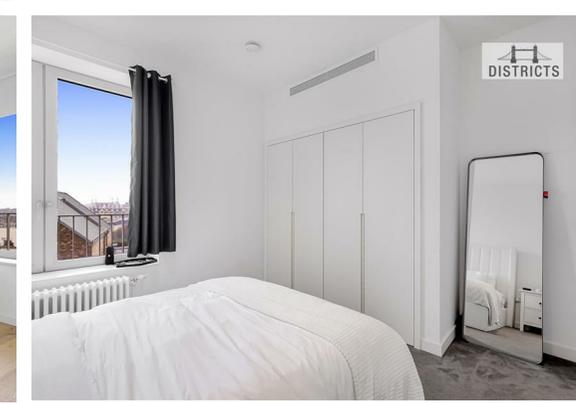
This property presents an exceptional opportunity to experience the best of urban living in London. With its modern amenities and prime location, it is sure to attract those looking for a vibrant lifestyle in the heart of the city. Don't miss your chance to make this remarkable house your new home.

Approx. years remaining on lease: 991  
Ground rent amount: approx. £560.64pa  
Ground rent review period: Ask Agent  
Service charge amount: approx. £4,790.pa  
Service charge review period: Ask Agent  
Council tax band: E (Tower Hamlets)

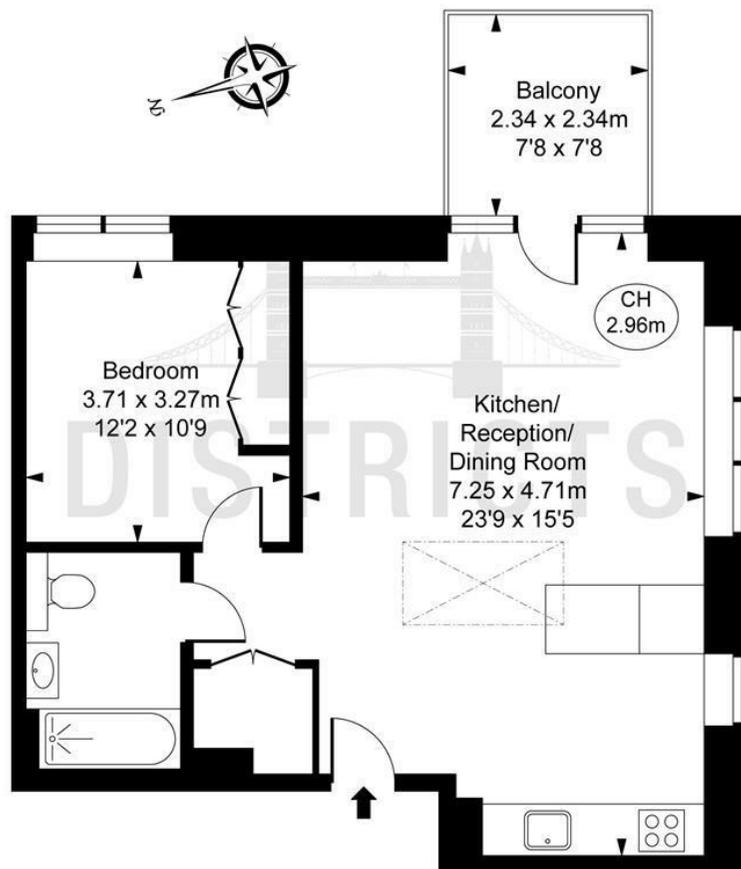
Electricity supply – Mains | Heating & Hot Water – Mains | Water supply – Mains | Sewerage – Mains | Lift Access | Parking: No | Cladding: EWS1 Certificate Ask Agent.

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





**Serapis House, E14**  
 Approximate Gross Internal Area  
**50.63 sq m / 545 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) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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 firm's employment has the authority to make or give any representation or warranty in respect of the property.