

Franklyn
James

ABILITY PLACE

Ability Place, 37 Millharbour, E14 9DF

£325,000

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- Spa facilities: sauna, steam room & Jacuzzi
- 24-hour concierge
- Close to South Quay DLR & Canary Wharf Station
- Private balcony
- Luxury modern modern fittings and fixtures
- 12th floor
- Chain free

EPC rating- C
Tax band- D



Set within the prestigious Ability Place development in the heart of Canary Wharf, this exceptional apartment offers contemporary living with outstanding resident amenities.

Beautifully designed throughout, the apartment features a bright and spacious open-plan living area complemented by a stylish fitted kitchen with integrated appliances. Floor-to-ceiling windows allows for an abundance of natural light, while the private balcony provides the perfect setting to enjoy impressive views across the Canary Wharf skyline.

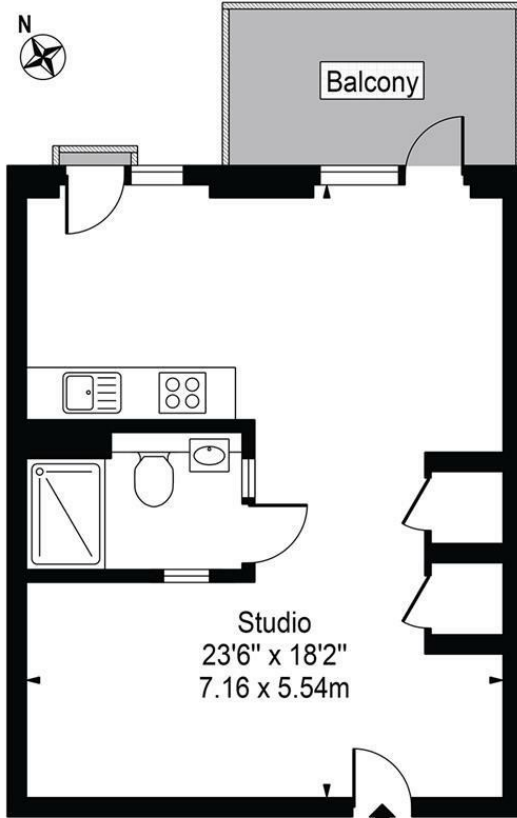
The well-proportioned layout also offers excellent potential for reconfiguration, with scope to install a stud partition wall and create a separate bedroom area, subject to any necessary consents, making it an attractive option for both owner-occupiers and investors seeking enhanced rental appeal.

The property further benefits from a sleek modern shower room, secure entry system, lift access, and the convenience of a 24-hour concierge service.

Residents of Ability Place enjoy exclusive access to first-class leisure facilities, including a fully equipped gymnasium, luxury spa, sauna, steam room, and jacuzzi, creating a lifestyle of comfort and convenience in one of London's most sought-after developments.

Ideally positioned just moments from Canary Wharf's world-class shopping, dining, entertainment, and excellent transport links, this apartment presents an outstanding opportunity to acquire a versatile home in one of London's premier financial districts.

Ability Place
 Approx. Gross Internal Area 428 Sq Ft - 39.76 Sq M

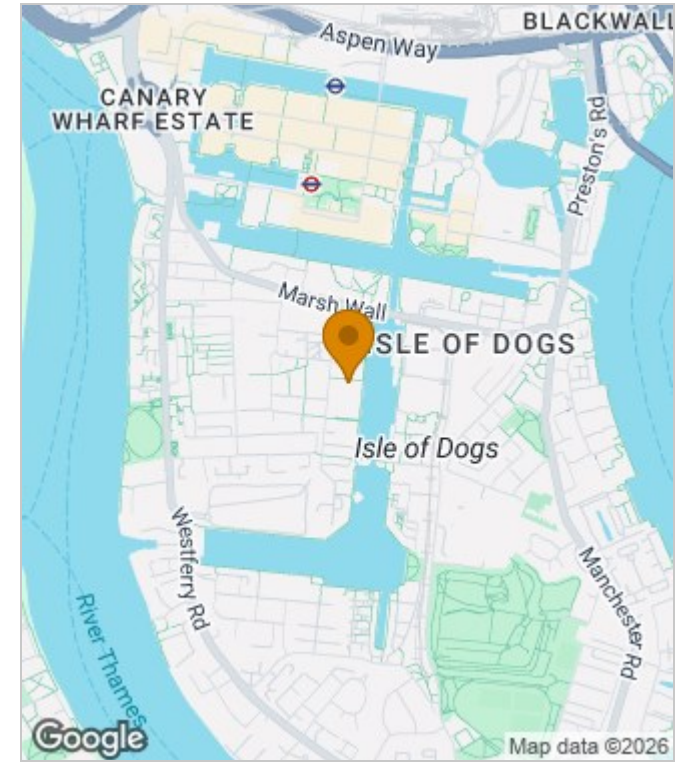


Twelfth Floor

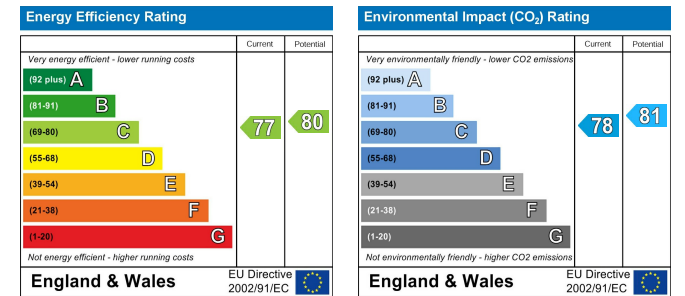
For Illustration Purposes Only - Not To Scale

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Area Map



Energy Performance Graph



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