

*Franklyn  
James*

Baltimore Wharf, E14 9EY

£395,000

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- 980 year lease
- 24-hour concierge service
- Club Baltimore leisure facilities
- Moments from Crossharbour DLR Station

EPC rating-  
Tax band- D



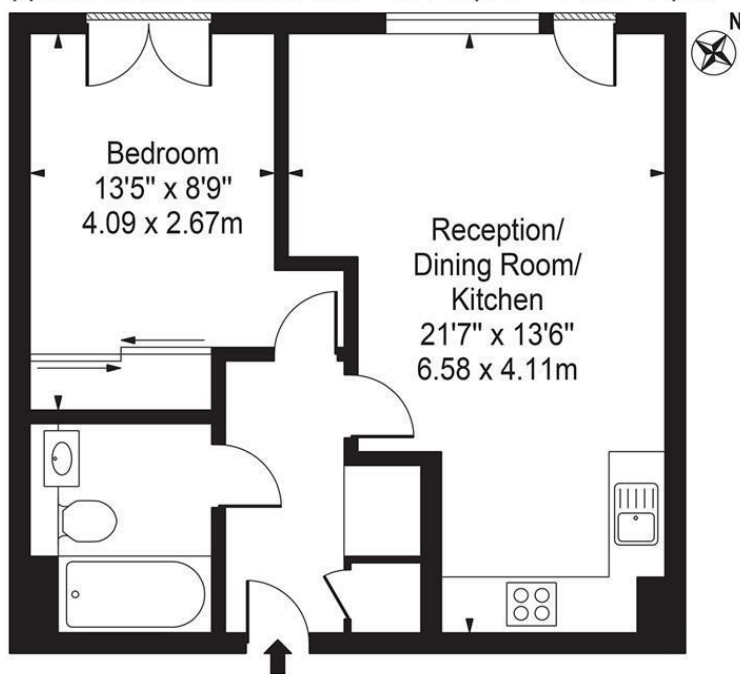
Overlooking Millwall Inner Dock and with a favourable westerly aspect is this superb one bedroom apartment in the desirable Baltimore Wharf development. Measuring nearly 500 square feet internally, it features smart and stylish modern décor, giving a contemporary but warm feeling throughout.

There are floor-to-ceiling windows in both the reception and bedroom, allowing for ample natural light, as well as excellent storage to the bedroom, bathroom and hallway. Additional benefits include a 24-hour concierge, and residents enjoy the extensive facilities of Club Baltimore. Baltimore Wharf is superbly positioned on the Isle of Dogs for the extensive local facilities and amenities.

Popular local favourites such as Capeesh and Bokam 37, are just a short walk away, as is Docklands Sailing and Watersports Centre. Crossharbour Station is moments away, giving swift access to Canary Wharf and historic Greenwich. Cyclists will enjoy access to extensive local routes and connections onto the CS3 cycle superhighway.

## Baltimore Wharf, E14

Approx. Gross Internal Area 484 Sq Ft - 44.97 Sq M

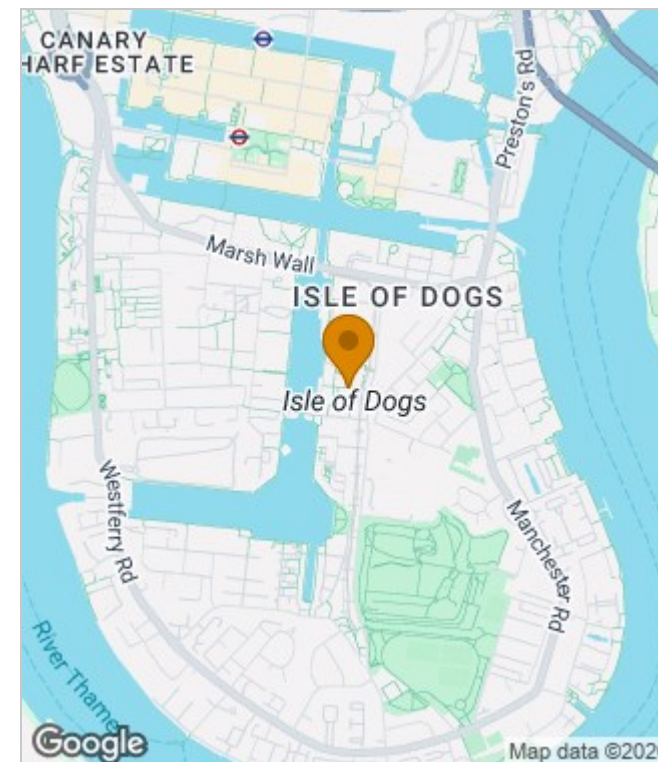


Third Floor

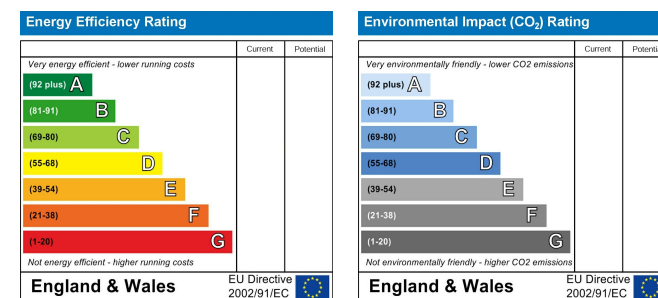
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## Area Map



## Energy Performance Graph



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