



# Baltimore Wharf, Canary Wharf, E14



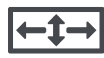
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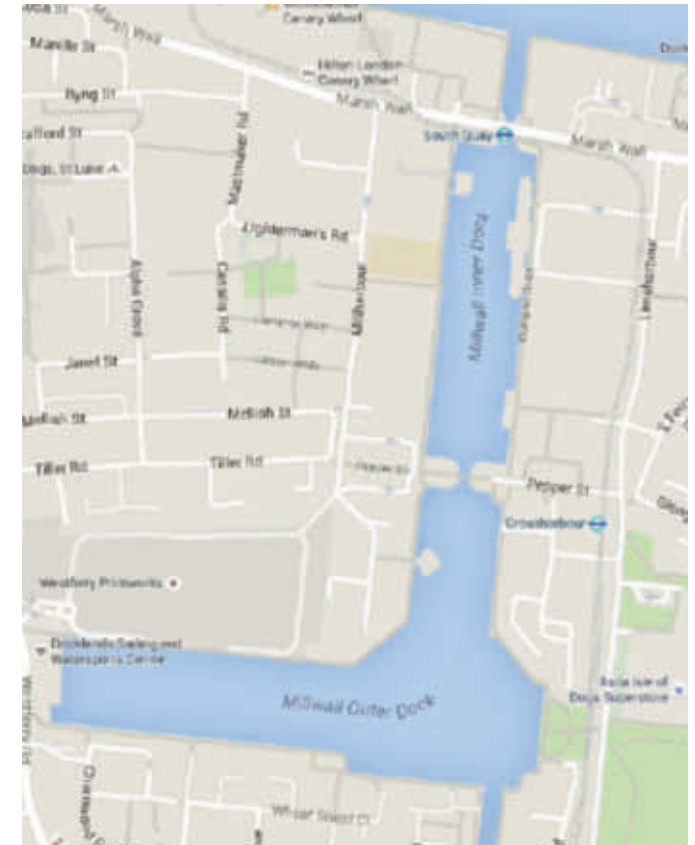
435 sq ft

Leasehold

INVESTORS ONLY - A stunning studio suite apartment located within the iconic Baltimore Wharf Dockside development by Ballymore. The property spans approx 435 sq ft of living space with floor-to-ceiling windows, fitted wardrobes, modern stylish bathroom, fully integrated open-plan kitchen with hi-spec appliances and under-floor heating. The property has a superb specification throughout and the development itself offers 24 hour concierge and leisure facilities including a gym and swimming pool. Baltimore Wharf is situated directly between Crossharbour and South Quay DLR stations and within easy reach of the Canary Wharf Estate which offers an abundance of shops, bars, restaurants and leisure facilities as well as a Jubilee line underground station.

- Short walk to transport links
- Balcony
- Chain free
- Modern kitchen





## Transport Links

- Crossharbour DLR: 1 minute walk
- Canary Wharf Station: 15 minute walk
- Thames Clipper: 20 minute walk

## Terms

- Local Authority: Tower Hamlets
- Leasehold: 999 Year Lease
- Ground Rent: £400
- Service Charge: £2,300

Notes:

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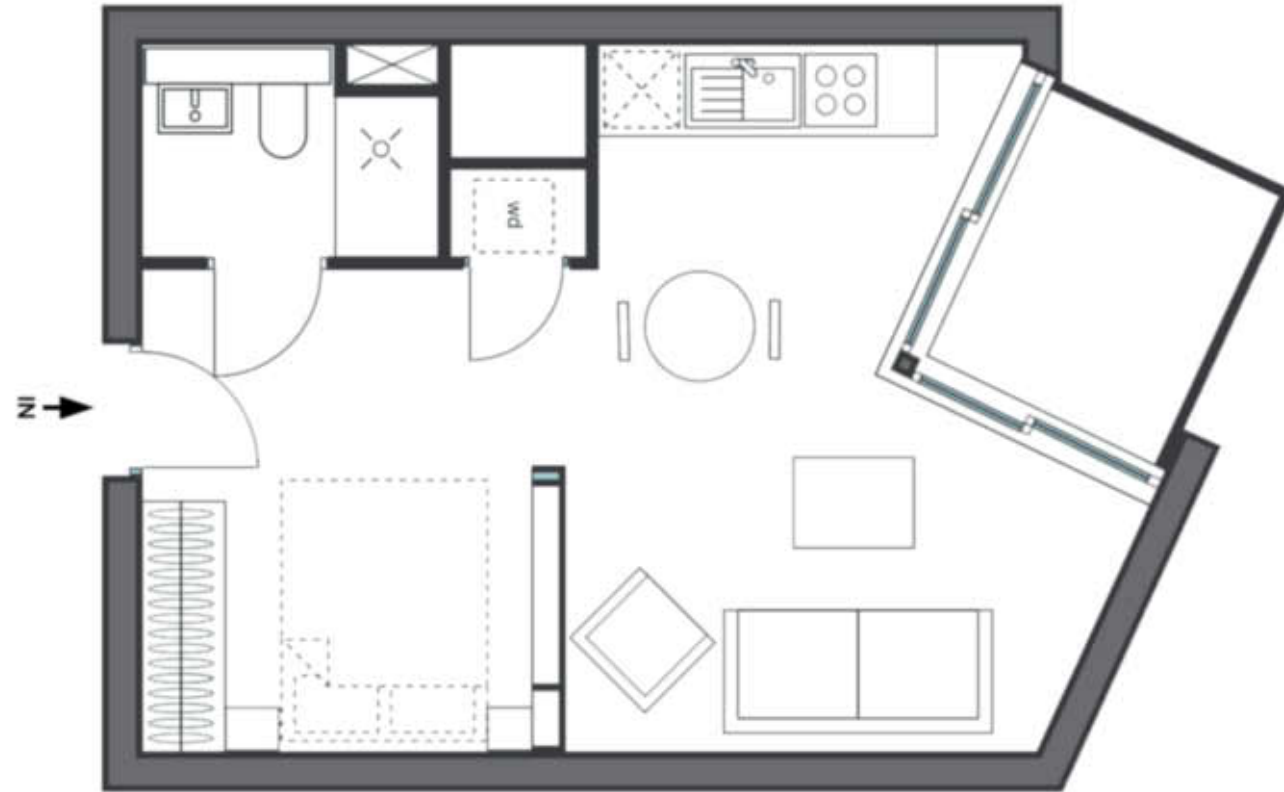
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# Baltimore Wharf

## 5th Floor

### Studio flat



Living Room	8m x 5m / 26' x 16'
Approx Area	36 sqm / 390 sq ft
Approx Balcony Area	4 sqm / 45 sq ft

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**APPROX TOTAL AREA**      **40 sq m / 435 sq ft**

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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