



# New Providence Wharf, Fairmont Avenue, Blackwall, E14

Offers in excess of: £355,000



# New Providence Wharf, Fairmont Avenue, Blackwall, E14

 1 Bedroom    1 Bathroom    Leasehold

This well-proportioned one-bedroom apartment, situated on the eighth floor, enjoys an impressive level of natural light throughout all principal rooms. The private balcony offers a pleasant view of the communal gardens and the River Thames.

New Providence Wharf is a landmark development by Ballymore, widely regarded as setting the benchmark for contemporary living in the Canary Wharf area. Residents benefit from a 24-hour concierge service, a fully equipped gym, spa, and swimming pool, offering a superb lifestyle.

Canary Wharf itself offers a wide selection of shops, restaurants, cafés, and bars, all within easy reach.

Blackwall DLR is just a short walk away, while Canary Wharf can be reached in approximately 14 minutes on foot, providing access to the DLR, Jubilee Line, and the Elizabeth Line.

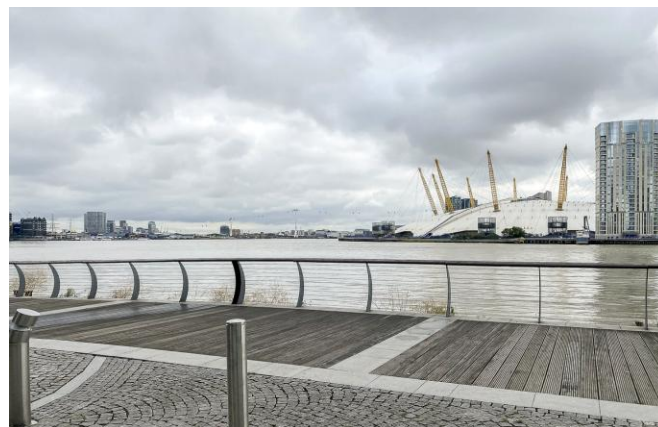
\*Please note that this property is currently rented, photographs were taken prior to the current tenancy\*.





## Property Features:

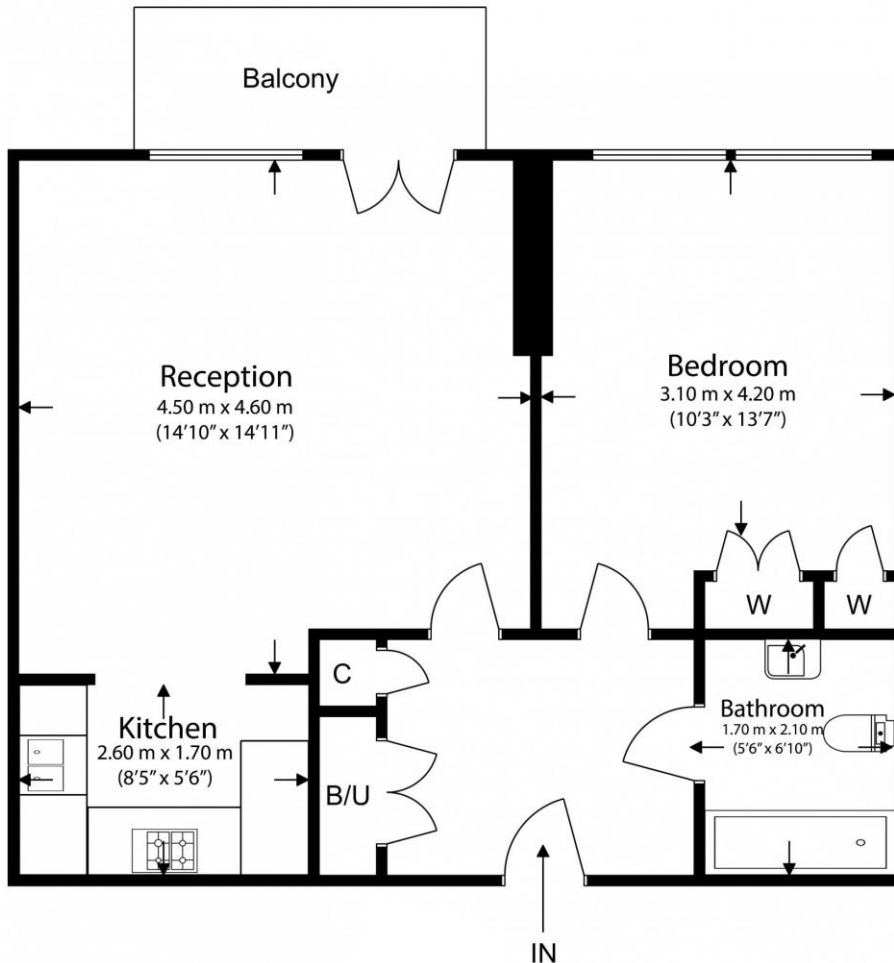
- One Bedroom
- One Bathroom
- Private Balcony
- Eighth floor
- River View
- 24h Concierge
- Gym, Spa and Swimming Pool



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Total Gross Internal Area  
58.2 sq.m - 569 sq.ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Offers in excess of:	£355,000
Tenure:	Leasehold Expires 01/01/3001 Approximately 974 Years Remaining
Ground Rent:	£300.00 (per annum) for the year 2026
Service Charge:	£2,196.51 (per 6 months) from 01.01.2025 to 30.06.2025

## Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: HMM250425

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