



George Street, Canary Wharf, E14

Asking Price: £550,000

 Benham
& Reeves

George Street, Canary Wharf, E14

Benham
& Reeves

 1 Bedroom  1 Bathroom  Leasehold

Experience elevated contemporary living in this bright and beautifully crafted studio apartment, set on the 19th floor of the iconic Ten Park Drive in the heart of Canary Wharf. Perfectly formed across 62.47 sqm (672 sqft), this spacious studio stands out with its floor-to-ceiling windows, flooding the interior with natural light and creating an airy, luxurious atmosphere.

A rare highlight of this property is the inclusion of the third Space Health Club memberships (gym and swim), giving you access to one of London's most sought-after wellness facilities, an exceptional benefit for fitness enthusiasts. Inside, the apartment is thoughtfully designed with high-quality natural materials and sophisticated finishes. The spacious open-plan layout offers flexible living, dining, and sleeping areas, with a seamless flow throughout. Storage is generous, with fitted wardrobes and additional entrance cupboards providing excellent practicality. A sleek, modern bathroom completes the home, offering a calm and refined retreat.

Located within the secure, 24/7 patrolled Canary Wharf Estate, residents benefit from both peace of mind and a premium lifestyle. The building offers an impressive range of amenities, including a 24-hour concierge, a beautifully landscaped Sky Garden, an elegant residents' lounge, and a private media and cinema room, ideal for relaxing, working from home, or entertaining guests.

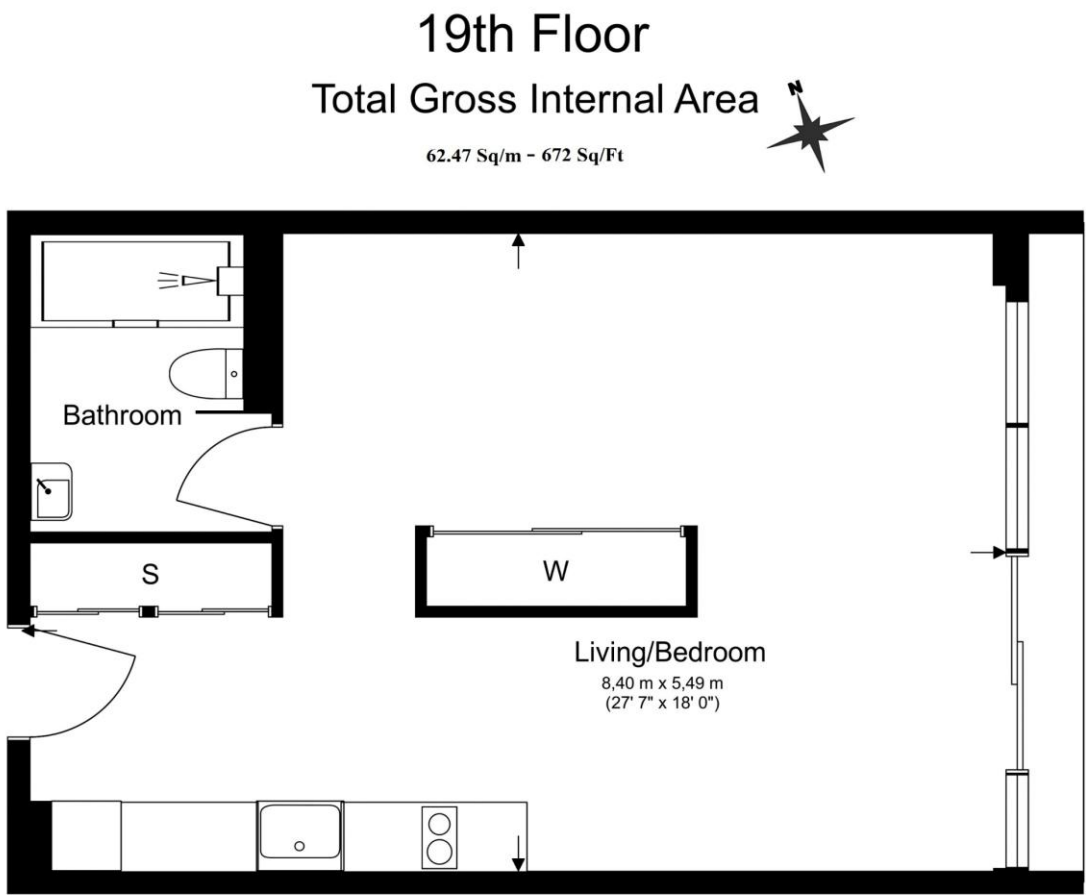




Property Features:

- Large Studio Flat (672 sq. ft. approx.)
- Floor to Ceiling Windows
- Lift Access
- Located within Canary Wharf Estate
- 24/7 CCTV & Security
- 24 Hour Concierge / Sky Garden / Lounge / Cinema Room
- Chain Free
- Thirdspace Health Memberships Included (Gym, Spa & Swim)





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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

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

Asking Price:	£550,000
Tenure:	Leasehold Expires 16/12/2261 Approximately 235 Years Remaining
Ground Rent:	£450.00 (per annum) For the year 2026
Service Charge:	£5,588.60 (per annum) For the year 2026
Anticipated Rent:	£2,200.00 pcm Approx. 4.8% Yield

Viewings:

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

Our reference: CWH250237

T: 020 8036 3200

E: canarywharf.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

