



## Orchard Place, Leamouth, E14

Asking Price: £400,000

 Benham  
& Reeves

# Orchard Place, Leamouth, E14

 1 Bedroom

 1 Bathroom

 Leasehold

A lovely warehouse-style 1 bedroom apartment, set over 573 square feet with views of the River Thames and the O2 from its balcony.

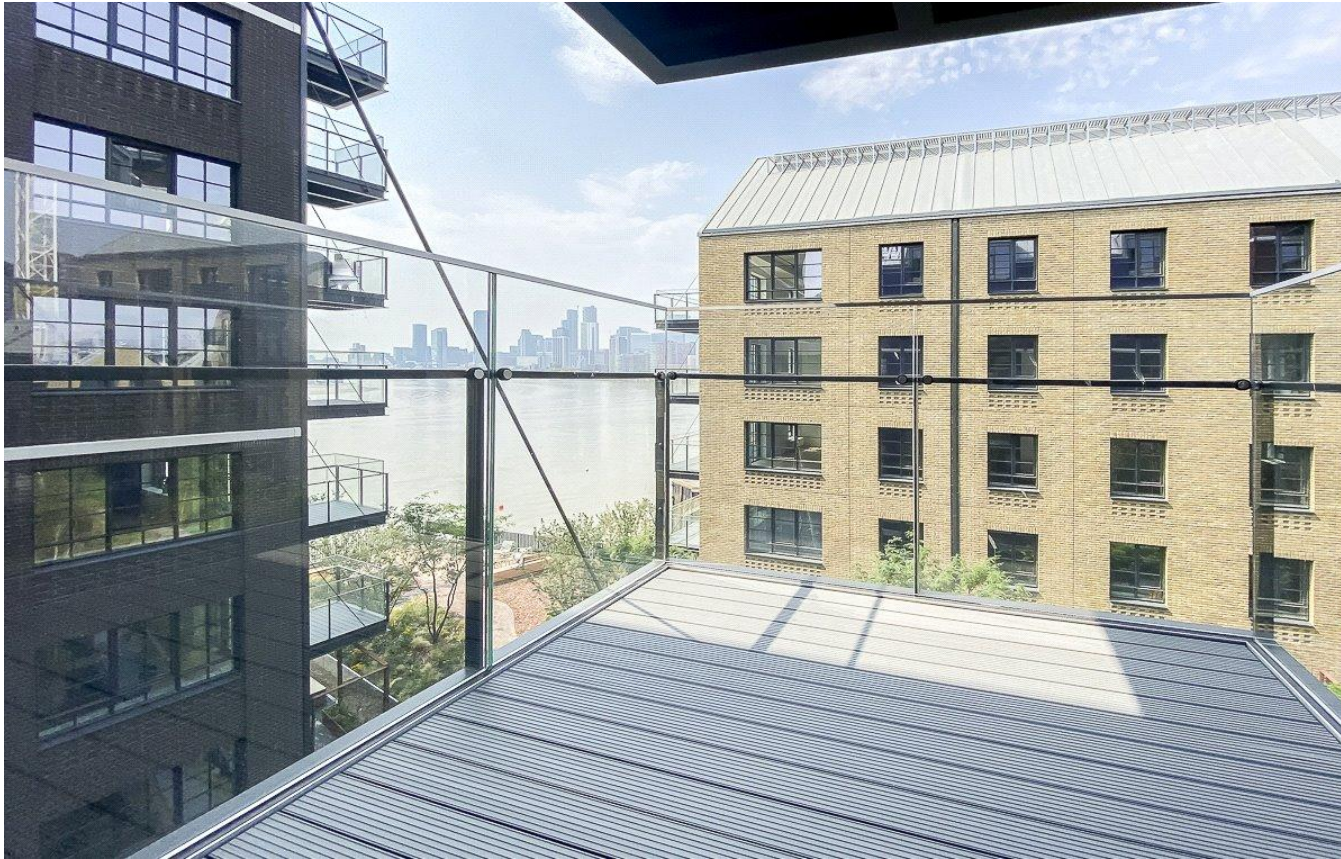
Agar House is situated in Good Luck Hope on the banks of the River Thames. The development offers residents a different level of facilities including the 1595 Club housing a swimming pool and gym overlooking the Thames with an outdoor hot tub and sauna. A cinema is available for residents as is the Lantern Room, a roof top work/relax shared space with stunning views.

Residents can access the river boat from Good Luck Hope's own jetty or use all the transport facilities close by such as the DLR or the network of roads into the City/Docklands

The apartment has an industrial styling to it and comprises a spacious and bright lounge with open-plan contemporary kitchen and access to the balcony with views of the Thames & the O2. A double bedroom with built in storage and a beautiful bathroom suite.

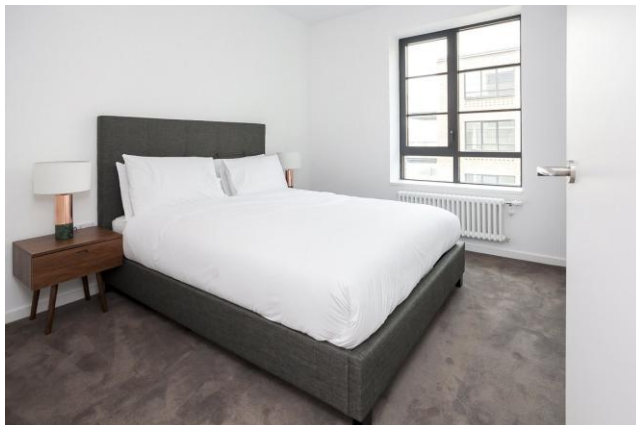




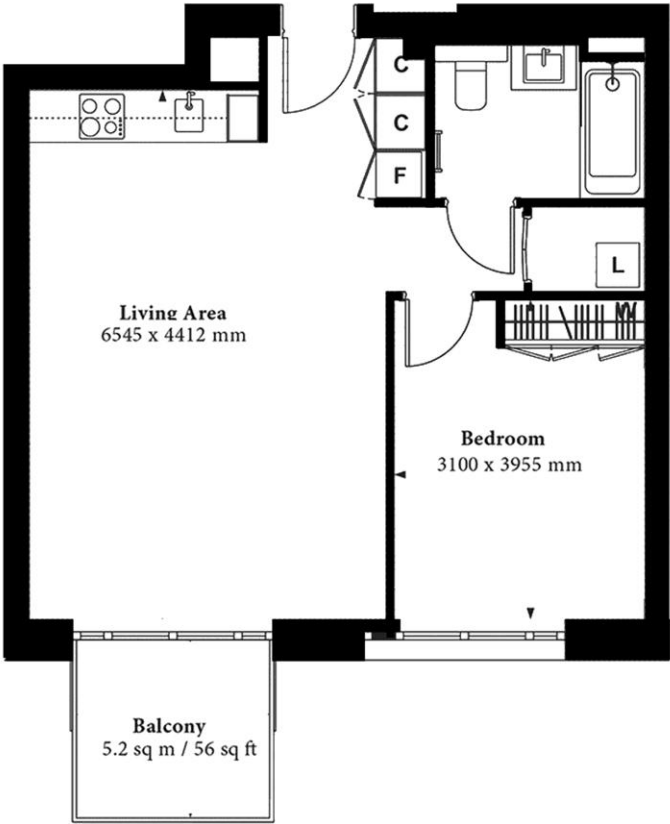


## Property Features:

- One Bedroom
- One Bathroom
- 4th Floor
- The 1595 Club with Stunning Residents' Facilities
- Views of The River & O2
- 24 Hour Concierge
- Unique Warehouse Aesthetic Design



Total Gross Internal Area  
53.2 Sq/m - 573 Sq/ft



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Terms & Conditions:

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

Asking Price	£400,000
Tenure:	Leasehold Expires 31/12/3016 Approximately 991 Years Remaining
Ground Rent:	£247.68 (per annum) every 6 months
Service Charge:	£4,145.18 (per annum) annually

## Viewings:

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

Our reference: CWH230318

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W: [www.benhams.com](http://www.benhams.com)

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