



## Park Drive, Canary Wharf, E14

Asking Price: £1,720,000

 Benham  
& Reeves



# Park Drive, Canary Wharf, E14

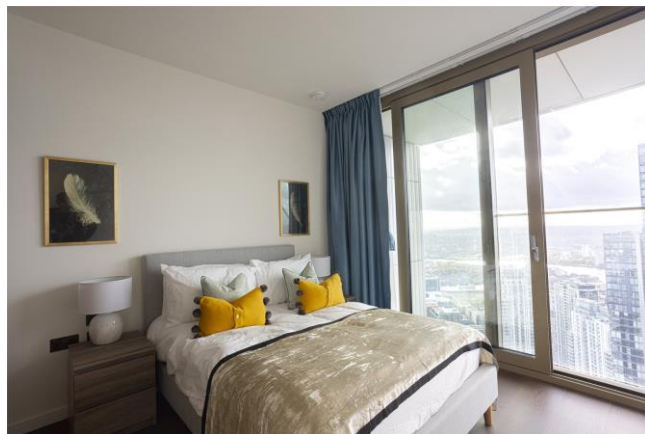
 2 Bedroom (s)  2 Bathroom (s)  Leasehold

This remarkable 2 bedroom apartment, a striking architectural masterpiece at the heart of Canary Wharf, graces the 53rd floor with breathtaking views of London. The open-plan living space is presented in impeccable decorative condition, offering a spacious terrace and wooden floors.

The modern fully equipped kitchen, complete with an island-style table, adds to the contemporary allure. The main bathroom, featuring two sinks, epitomises a luxurious lifestyle.

Situated next to Canary Wharf station, with the Jubilee line, DLR, and Elizabeth line in close proximity, this residence places you in the heart of the city with seamless connections to Central London. The location, within one of London's most exclusive neighbourhoods, offers ample green space and tranquil waterfront boardwalks for a truly sophisticated living experience.



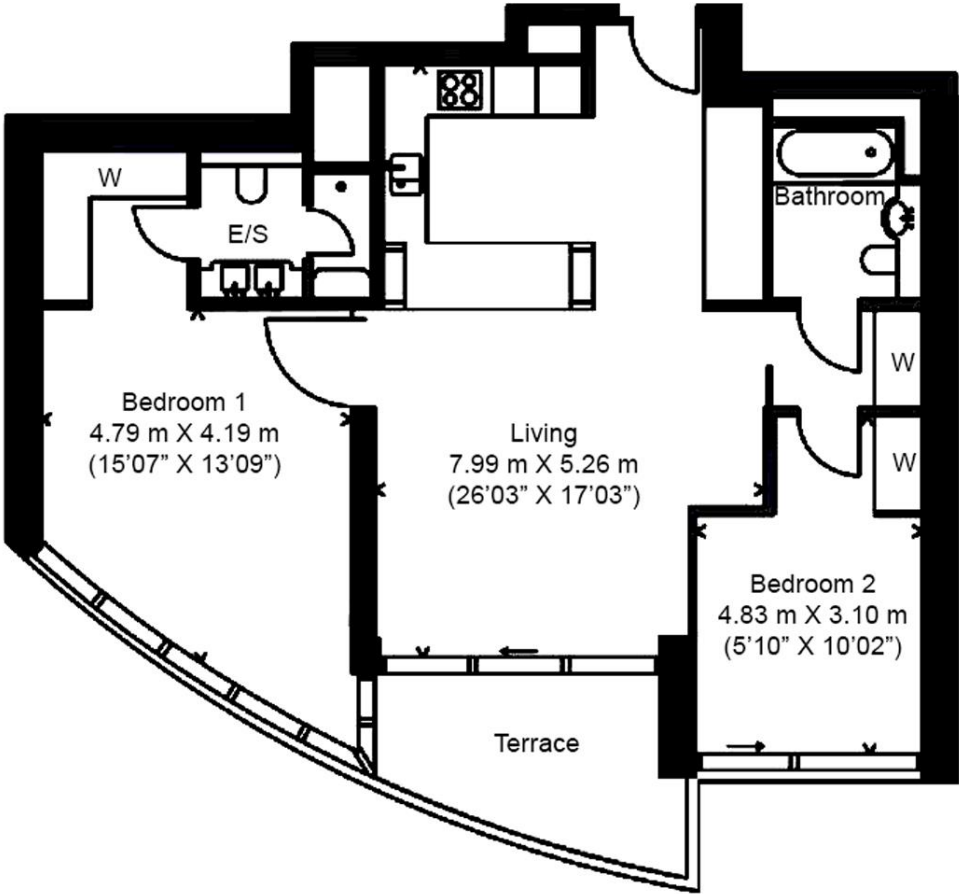


## Property Features:


- Two bedroom
- Two bathroom
- 1017 square feet
- 53th floor
- Open plan living area
- Terrace
- Gated parking
- Residents lounge
- Swimming pool
- Gym
- Cinema
- Sauna

Total Gross Internal Area

94.5 Sq/m - 1017 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	86	86
(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:	£1,720,000
Tenure:	Leasehold Expires 16/12/2261 Approximately 238 Years Remaining
Ground Rent:	£750 (per annum) 2023
Service Charge:	£3,264 approx. (per annum) 2023 Car Park £1,856 pa
Anticipated Rent:	£5,800 pcm Approx. 4% Yield

## Viewings:

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

Our reference: CWH230388

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

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