



Bridgewater House, Lookout Lane, Canning Town, E14

Asking Price: £675,000



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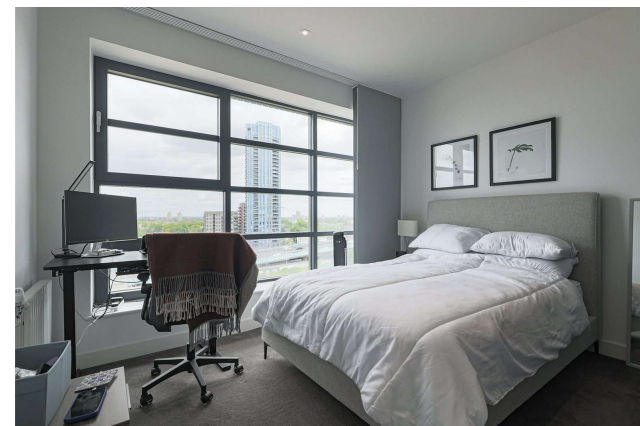
 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Set on the seventh floor of Bridgewater House, this exceptional two-bedroom apartment boasts sweeping views of the River Thames and Canary Wharf skyline.

The spacious open-plan kitchen and living area is bathed in natural light from floor-to-ceiling windows, opening onto a private south-west facing balcony ideal for relaxing or entertaining.

Both double bedrooms feature built-in wardrobes, with the principal suite enjoying a sleek en-suite bathroom. A contemporary family bathroom completes the home, all finished to a high standard.

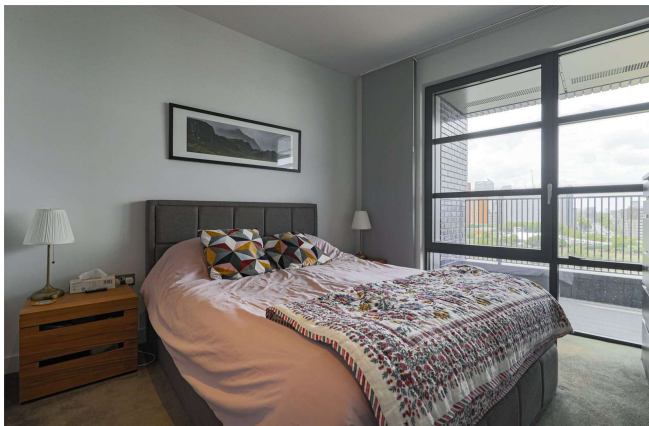
Residents of London City Island benefit from exclusive access to the City Island Social Club, which offers an outstanding range of amenities.



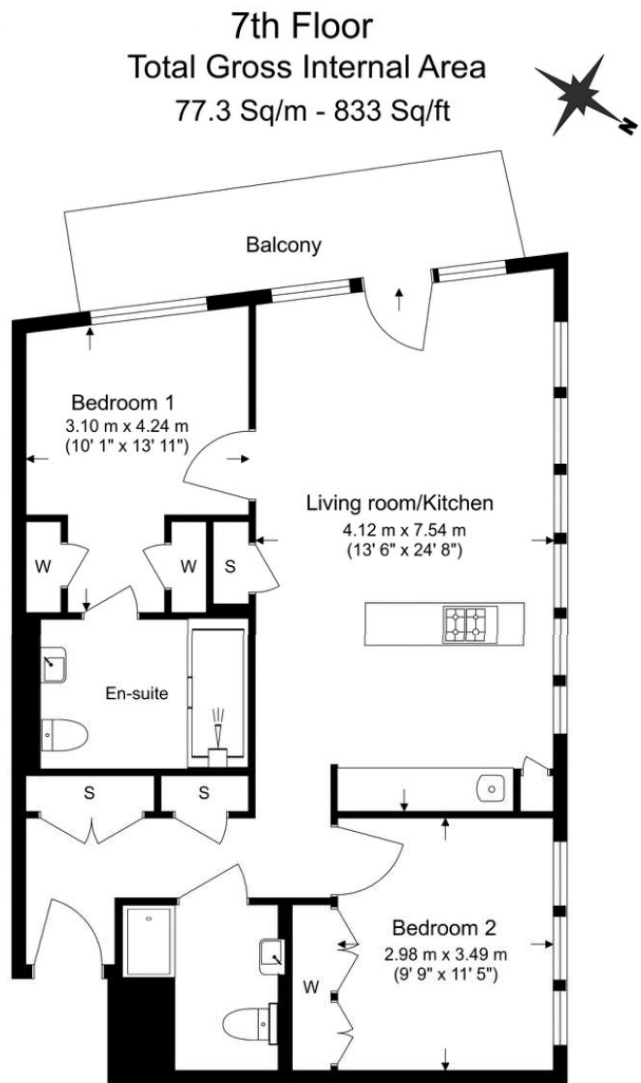


Property Features:

- Two Bedrooms
- Two Bathrooms
- Private South-West Facing Balcony
- 7th Floor
- Outside Swimming Pool
- Residents' Gym
- Canary Wharf and River Views
- Comfort Cooling



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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	81 B	81 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:	£675,000
Tenure:	Leasehold Expires 01/01/3013 Approximately 986 Years Remaining
Ground Rent:	£750.00 (per annum) For the year 2025
Service Charge:	£6,646.00 (per annum) For the year 2025

Viewings:

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

Our reference: CWH250323

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