



Orchard Place, East India Dock, E14

Asking Price: £375,000

 Benham
& Reeves

Orchard Place, East India Dock, E14

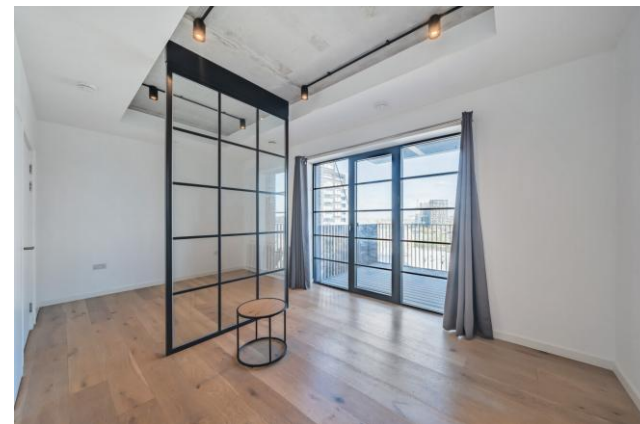
 Studio

 1 Bathroom (s)

 Leasehold

Located on the 8th floor of the sought-after Goodluck Hope development, this stylish studio apartment offers stunning river and O2 views through floor-to-ceiling windows. The bright, open-plan layout includes a sleek modern kitchen, a high-spec bathroom with walk-in shower, and a private balcony perfect for relaxing or entertaining.

Residents benefit from exclusive access to The 1595 Club, featuring a swimming pool, gym, sauna, steam room, cinema, rooftop football pitch, and co-working spaces, the ultimate in luxury riverside living.

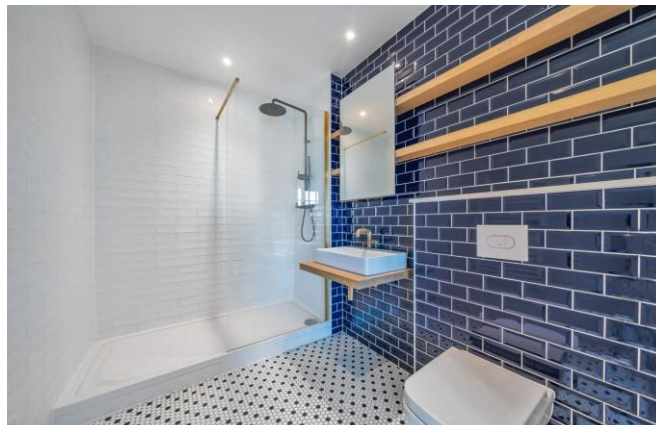


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Property Features:

- Studio Apartment
- 24-Hour Concierge
- Residents only Study and Lounge On-Site
- Swimming Pool & Spa
- Gym
- Cinema Room
- Private Balcony

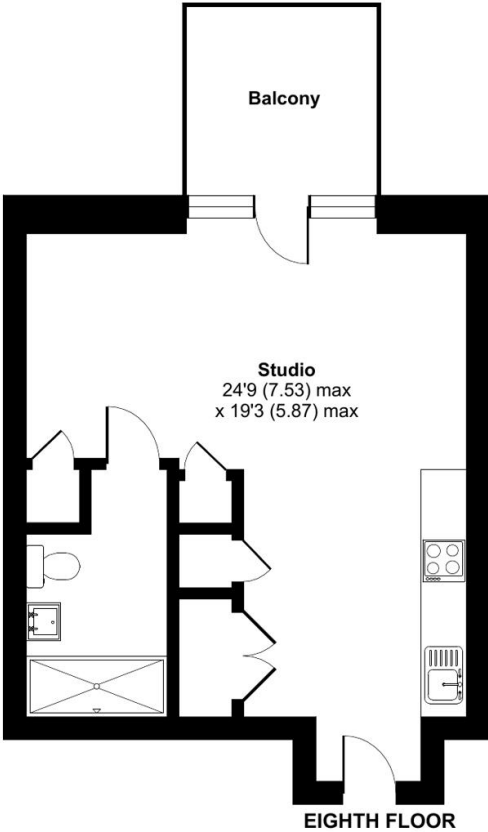



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Approximate Area = 430 sq ft / 40 sq m
For identification only - Not to scale



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:	£375,000
Tenure:	Leasehold Expires 01/01/3017 Approximately 991 Years Remaining
Ground Rent:	£692.24 (per annum) 2025
Service Charge:	£6,732.88 (per annum) 2025
Anticipated Rent:	£1,800.00 pcm Approx. 5.8% Yield

Viewings:

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

Our reference: CWH220141

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