



Crossharbour Plaza, South Quay, E14

Asking Price: £350,000

 Benham
& Reeves

Crossharbour Plaza, South Quay, E14

 Studio

 1 Bathroom

 Leasehold

Situated in the sought-after Arena Tower development, this beautifully presented studio apartment offers modern living in the heart of Canary Wharf. The property boasts a bright, open-plan kitchen and living area, complemented by engineered wood flooring throughout the hallway and lounge. The generous studio space offers a peaceful and private retreat, while ample storage ensures practicality. The contemporary bathroom is finished to a high standard with sleek fixtures and stylish tiling. Floor-to-ceiling windows invite an abundance of natural light and lead onto a private south-facing balcony overlooking the serene communal garden – perfect for morning coffee or evening relaxation.

Residents benefit from exceptional on-site facilities including a 24-hour concierge, a communal roof terrace, a winter garden with a games room, and access to a nearby gym featuring a swimming pool and sauna.

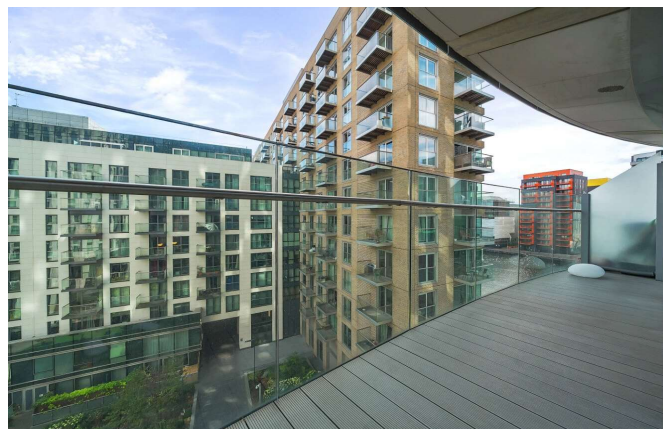
Located just 0.3 miles from South Quay DLR and 0.5 miles from Canary Wharf (Jubilee Line and Elizabeth Line), the apartment enjoys superb connectivity. With Canary Wharf's vibrant array of over 240 shops, restaurants, bars, galleries, and leisure amenities on your doorstep, this is an ideal home for professionals or a smart investment opportunity.





Property Features:

- Modern Studio
- Private South-Facing Balcony
- 6th Floor
- Access to Gym & Pool
- 24-hour Concierge
- Communal Cinema Room
- Offered Chain-Free

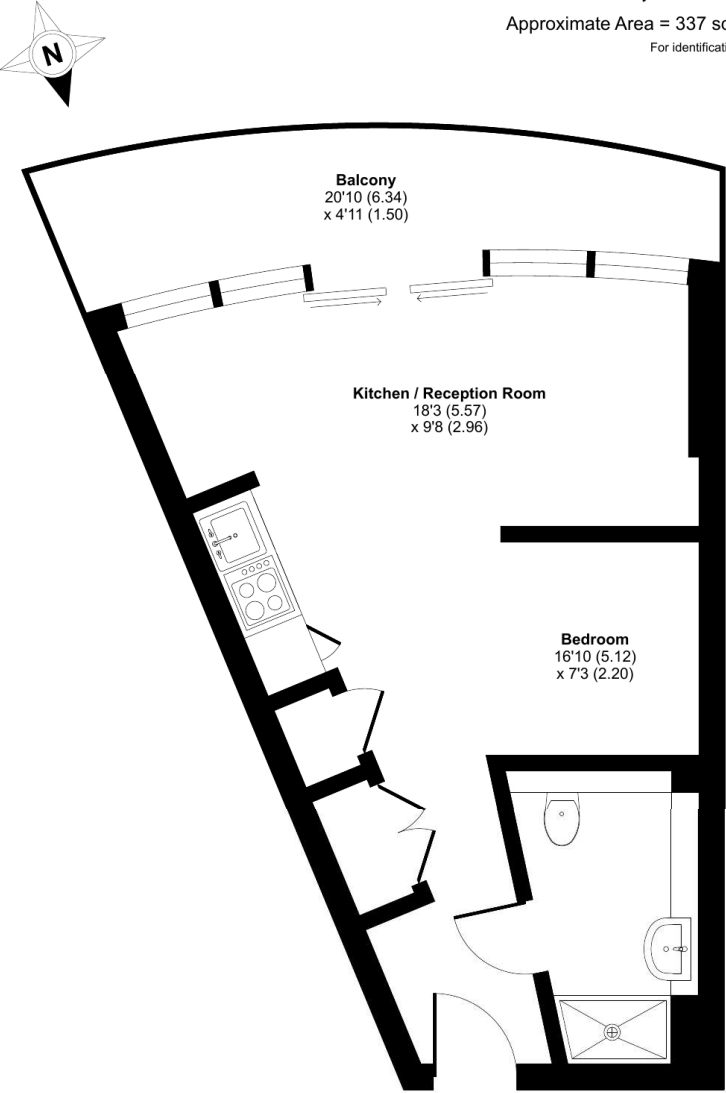


Crossharbour Plaza, South Quay, E14



Crossharbour Plaza, London, E14

Approximate Area = 337 sq ft / 31.3 sq m
For identification only - Not to scale



SIXTH FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 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:	£350,000
Tenure:	Leasehold Expires 17/12/3006 Approximately 981 Years Remaining
Ground Rent:	£400.00 (per annum) For the year of 2025
Service Charge:	£3,081.00 (per annum) For the year 2025
Anticipated Rent:	£1,800.00 pcm Approx. 6.2% Yield

Viewings:

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

Our reference: CWH250267

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