



Baltimore Tower, Baltimore Wharf, London, E14 9AQ

£495,000

A one bedroom apartment forming part of this thoughtfully designed Tower in the heart of the Isle of Dogs just a short walk from the Crossharbour DLR and the very centre of Canary Wharf. Open plan high quality reception room and kitchen area, private balcony, double bedroom, bathroom. Access to to the private residents Club. Leasehold.



Baltimore Tower

The Tower has been designed by the world renowned architects Skidmore, Owings & Merrill, to provide a visually stunning 45 storey tower that has a changing array of perceptual effects as the sun moves around its curving form. The tower will have two lower levels which integrate within the overall scheme providing valet parking and other planned facilities for residents.

The design and visual spectacle of Baltimore Tower is unique. From levels 2 to 37 the apartment arrangement remains identical with the exception of the outer balcony 'ring' that shifts and steps by nominal degrees reaching its furthest point to the right at level 13 where it then starts its return to the centre line (at level 23) and continues to its furthest point on the left at levels 44 & 45.

This innovative momentum provides variable solar shading and cover for each floor level, in turn generating an enhanced environmental performance while creating the building's distinctive visual twist.

In addition to the movement of the balcony ring, the centre apartment core also rotates at levels 8, 22 and 29 to correspond with the alignment of the balcony ring. There are nine apartments on each floor from levels 2 to 37 as shown opposite (with the exception of level 21 which is plant).

The Club

Residents of Baltimore Tower will have direct lower level access to 'The Club', located immediately below and adjacent, within the Baltimore Wharf building. The complex is the largest residential gym and leisure facility in London, operated by Nuffield Health. The setting is within a raw and moody cathedral like space that elevates a sense of energy and scale.

All facilities are planned, but are subject to change and enhancement during architectural finalisation.

When fully complete, the club at Baltimore Wharf is planned to provide:

A world championship length 25 metre pool.

Fully equipped cardio suite.

Boxing area and equipment.

Basketball Court.

Climbing apparatus.

Steam room.

Sauna & spa pool.

Ice fountain.

Specification - General

Matt brilliant white painted walls and smooth ceilings.

Natural oak hardwood door linings, architraves and skirting.

Extended height oak veneered internal doors.

Brushed stainless steel door furniture including lever door handles with square shaft and rose.

Brushed metal switch and socket plates.

Programmable mood lighting to principal living area and all bedrooms.

Colour video security entry phone system.

Recessed downlight low energy light fittings with white bezels.

Thermostatically controlled central heating via conventional radiators with additional comfort cooling to living/dining areas and all bedrooms.

Pressurised hot and cold water supplies.

Double glazing throughout.

Kitchens

Bespoke kitchens by leading interior design specialist Rabih Hage.

Engineered one strip oak veneer flooring.

White high gloss lacquered kitchen unit doors with concealed handles.

Coloured natural stone worktop with coloured glass splashback.

Smeg stainless steel fully integrated electric appliances to include:- single low level oven, 5 ring ceramic hob, cooker hood, washer/drier (freestanding if within utility cupboard off hallway), dishwasher, fridge/freezer, microwave.

Stainless steel bowl and a half under-mounted sink with square profile monobloc mixer tap and grooved worktop drainer.

Wall unit under lighting.

Centralised appliance isolator switch panel.

Reception Room

Engineered one strip oak veneer flooring.

Pair of stereo ceiling speakers connected to recessed wall mounted i-Pod docking station to dining area.

Four surround sound ceiling speakers connected to input socket at TV location to living room (for resident to provide amplifier etc).

TV socket set to living room (Sky+) subject to subscription. All TV socket sets to include digital radio and terrestrial sockets.

Telephone socket to living/dining area.

Bathroom/Shower Rooms

Large format natural marble floor and fully tiled walls.

Electric mat underfloor warming.

Plumbing concealed (where possible) with stone vanity tops.

Oak framed recess with mirrored cabinet, mirror and feature downlight.

Shaver socket.

White bathroom suite featuring shower tray or steel bath as appropriate, back to wall WC, concealed dual flush cistern and square profiled semi-recessed basin.

Chrome plated square profile taps, bottle trap, cistern push plate, thermostatic bath filler/shower mixer, shower rail, handset and hose.

Coloured glass bath panel.

Chrome plated square profile thermostatic electric heated towel rail.

Clear glass frameless bath screen.

Bedrooms

Quality oatmeal coloured carpet with underlay.

Floor to ceiling fitted wardrobe with oak veneered doors to all bedrooms.

Stereo ceiling speakers connected to recessed wall mounted iPod docking station to all bedrooms.

TV socket set to all bedrooms (Sky) subject to subscription. All TV socket sets to include digital radio and terrestrial sockets.

Telephone extension socket to all bedrooms.

Communal Areas

Double height communal entrance foyer featuring large format tile flooring, contemporary furnishings, wall finishes and feature lighting.

Stair core access to basement level, walls to be matt Gardenia paint finish with floor screed painted to match carpet colour.

Lift to all apartment entrance levels & lower ground parking.

Low energy wall light fittings.

Communal secure cycle storage.

Additional Information

TENURE - Leasehold - details TBC

POSTCODE - E14 9AQ (for location purposes only)

COUNCIL TAX - TBC

SERVICES - All mains services are believed to be connected to the property

LOCAL AUTHORITY -

FIXTURES & FITTINGS - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

VIEWINGS - Strictly through the vendors selling agents 01223 352170

AGENTS NOTE - We do not act for the developer in relation to this sale but on behalf of the current legal owner. The sale is by way of assignment/nomination and requires the buyer to be in a position to fund the deposit and uplift as well as the contractual completion at the point of notice from the developer. We strongly advise that all interested parties take independent legal and financial advice prior to any commitment to purchase.

THE IMAGES USED IN THE DETAILS ARE FOR IDENTIFICATION PURPOSES AND ARE NOT OF THE INDIVIDUAL FLAT.

Draft Particulars

AWAITING VENDORS APPROVAL

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