



## **Baltimore Wharf, London, E14 9EQ**

**£460 Per Week**

AVAILABLE NOW A SPACIOUS AND BRIGHT STUDIO SUITE LOCATED IN ONE OF CANARY WHARF'S PREMIER ESTABLISHED DEVELOPMENTS "BALTYMORE WHARF"

Our 6th floor South facing studio suite comprises a spacious living and sleeping area with an open plan kitchen leading to a private South facing balcony.

South Quay DLR is moments away as is Crossharbour and Canary Wharf tube station.

FURNISHED  
AVAILABLE NOW

Marketing of On-Site Amenities and Agent Indemnity.

The Agent is authorised to market the building's on-site amenities by their client (the landlord), including but not limited to the concierge services and gym facilities (collectively, the "Amenities"), based strictly on descriptions and specifications provided by the Client & or the developer. The Agent acts solely as a marketing representative and exercises no operational control, management, or oversight over the Amenities and as such the amenities are subject to change or withdrawal by the freeholder/developer or their representatives.

- BATIMORE WHARF E14
- 24 HOUR CONCIERGE
- ONE OF CANARY WHARF'S PREMIER BUILDINGS
- FURNISHED
- LOCATED BY SOUTH QUAY DLR
- STUDIO SUITE LOCATED ON THE 6TH FLOOR
- WALK TO CROSSHARBOUR
- RESIDENTS GYM, SWIMMING POOL
- SOUTH FACING BALCONY
- AVAILABLE NOW

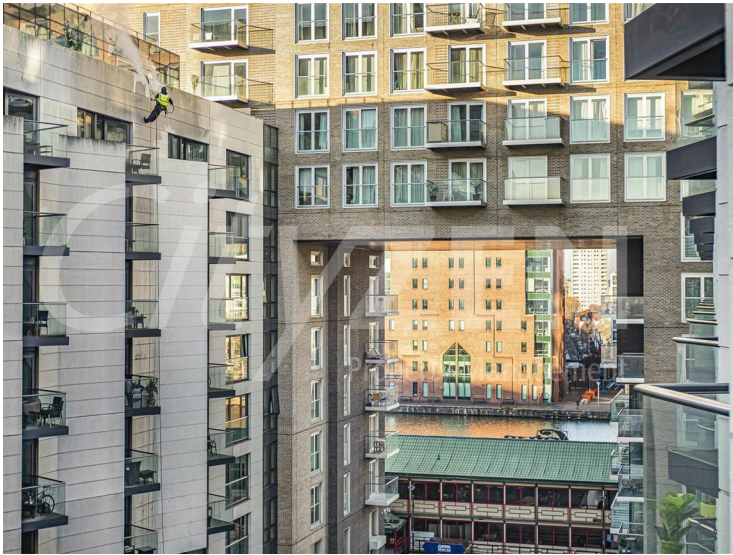
# Baltimore Wharf, London, E14 9EQ



STUDIO SUITE



STUDIO SUITE



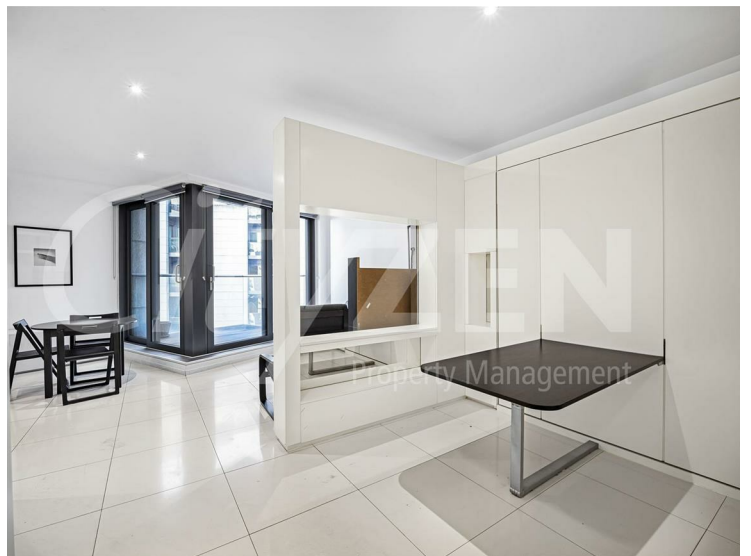
BALTIMORE WHARF



STUDIO SUITE



STUDIO SUITE



STUDIO SUITE

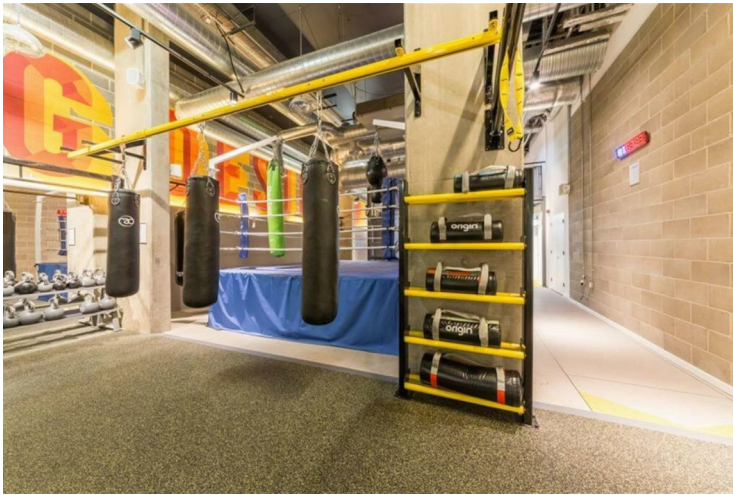
# Baltimore Wharf, London, E14 9EQ



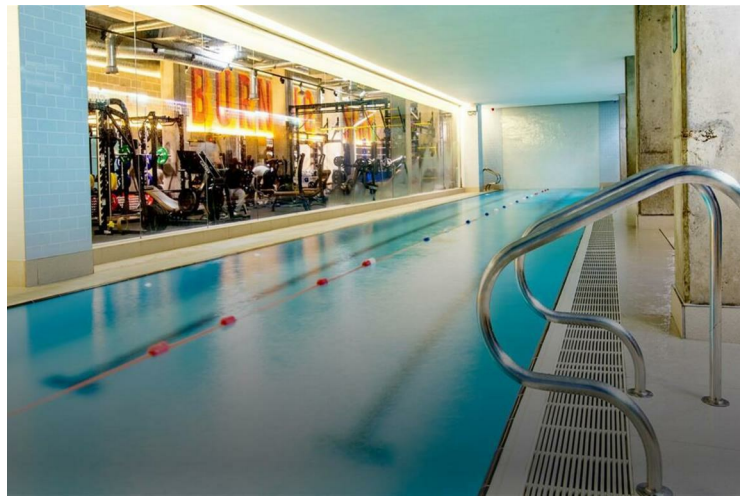
**SHOWER ROOM**



**RESIDENTS GYM**



**RESIDENTS GYM**



**RESIDENTS POOL**



**RESIDENTS GYM**



**STUDIO SUITE**

**Baltimore Wharf, London, E14 9EQ**



**STUDIO SUITE**



**STUDIO SUITE**



**STUDIO SUITE**



**STUDIO SUITE**



**STUDIO SUITE**



**STUDIO SUITE**

**Baltimore Wharf, London, E14 9EQ**



**KITCHEN**



**SHOWER ROOM**



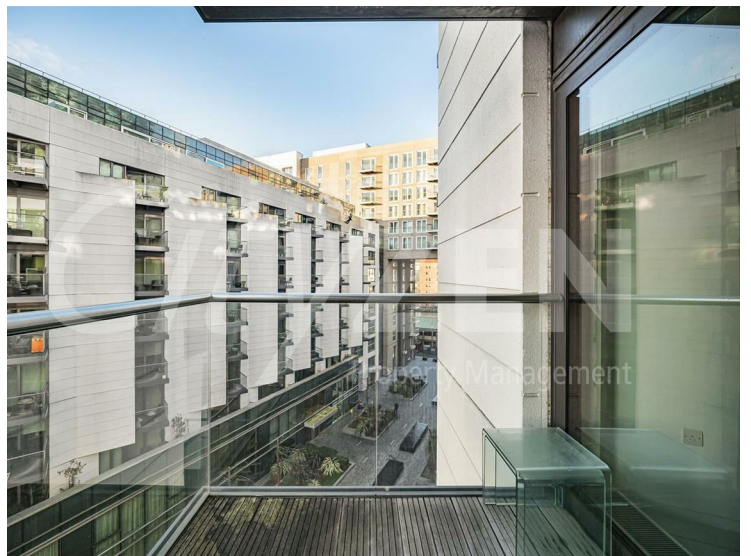
**KITCHEN**



**BALCONY**

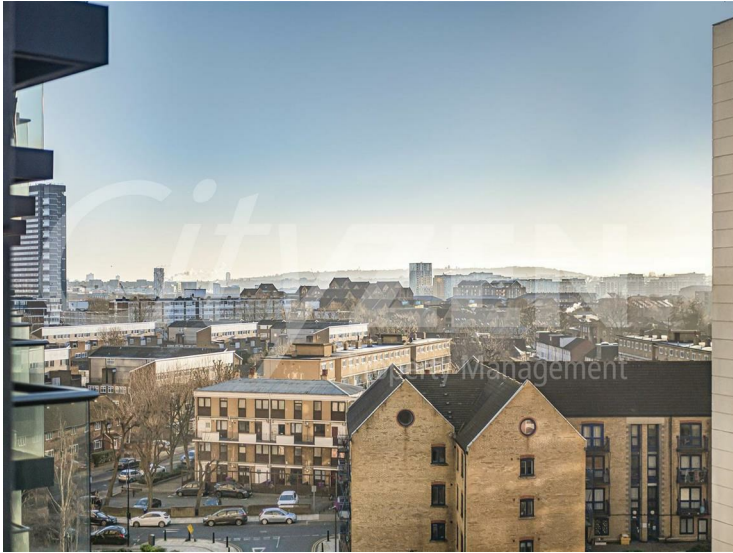


**SHOWER ROOM**



**BALCONY**

## Baltimore Wharf, London, E14 9EQ

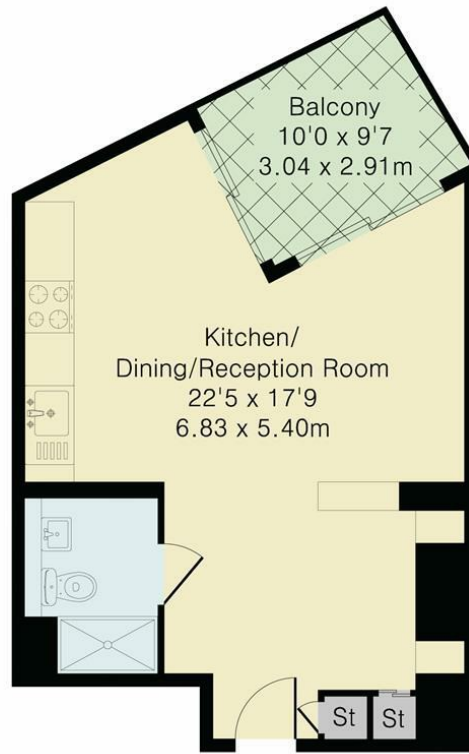


VIEW FROM APARTMENT



BALCONY

Approximate Gross Internal Area 364 sq ft – 34 sq m



Sixth Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>80</b>	
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.