

Kitchen / Lounge / Diner
13'7" x 19'10"

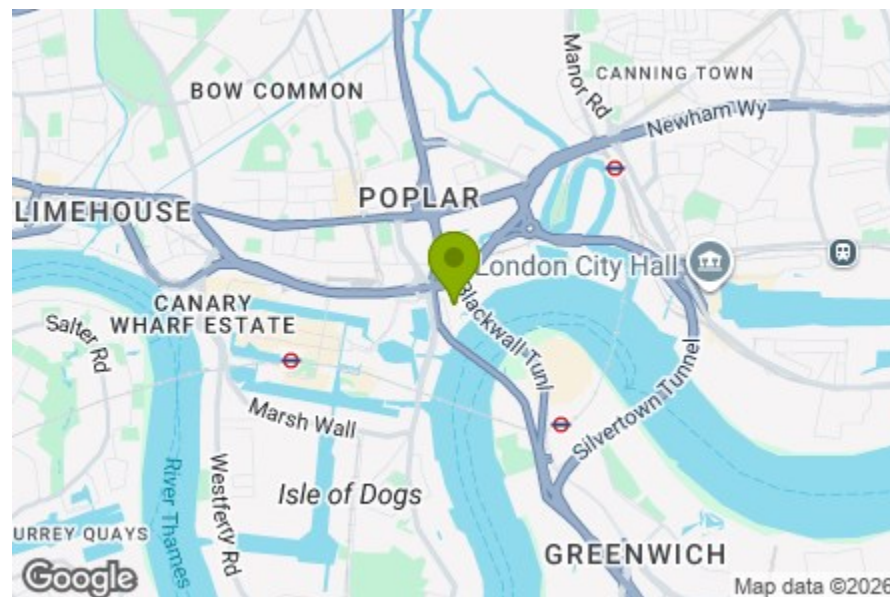
Balcony

Bedroom
9'10" x 14'5"

Bathroom
6'5" x 7'7"

Total Area (Excluding Balcony): 50.4 m² ... 542 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 80 | 80 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



BISCAYNE AVENUE, CANARY WHARF

Offers In Excess Of £450,000 Leasehold 1 Bed Flat



Features:

- One Bedroom Property
- Thirty-first Floor
- Beautifully Presented Throughout
- Chain Free
- Canary Wharf Location
- Approx 542 Square Foot

Situated on the 31st floor of a contemporary development, this one-bedroom apartment offers far-reaching outlooks and a refined modern finish. Spanning approximately 542 square feet, the layout is well considered, offering generous proportions throughout. The property is presented in excellent condition and comes to the market chain free, making it an ideal choice for first-time buyers, investors, or those seeking a low-maintenance London base. Set within the thriving Canary Wharf district, with easy access to transport, amenities, and the riverside, it combines convenience with a strong sense of style in one of the capital's most sought-after neighbourhoods.

REQUEST A VIEWING
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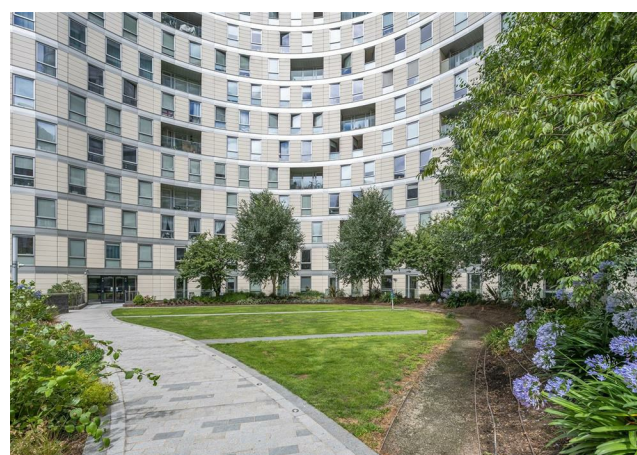
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IF YOU LIVED HERE...

Rising with unmistakable architectural confidence, this iconic building is defined by its sweeping silhouette and extensive glazing. At its base, beautifully landscaped communal gardens weave through the development, with manicured lawns, mature planting and winding pathways that offer a rare sense of calm in this dynamic urban setting.

Located high on the 31st floor, the apartment opens into a bright hallway with wood flooring and a generous double-door cupboard providing neatly concealed storage. The living area follows the curve of the building, creating an open and inviting layout. Floor-to-ceiling glazing showcases wide city panoramas, while pale timber underfoot lends warmth and flow. The kitchen is set discreetly along one wall, framed by wood-grain cabinetry and a stone-effect splashback, with the adjacent dining area perfectly placed beside an arched bay of windows.

The bedroom continues the sense of serenity with soft carpeting and a neutral palette. Full-height glazing opens directly onto the balcony, where skyline and river scenery stretches in both directions. A fitted cupboard adds further practicality. The bathroom is stylishly finished in polished stone-effect tiles, with a contrasting dark feature wall, mirrored cabinet and recessed shelf adding thoughtful detail.

The balcony itself wraps gracefully along the curve of the building and is accessed from both the bedroom and living area. Timber decking and glass balustrades frame a spectacular vantage point high above the capital. Set within the vibrant heart of Canary Wharf, this location blends riverside calm with the buzz of city life, offering an exceptional mix of culture, convenience and leisure. Just moments from the doorstep, La Mook provides a relaxed spot for morning coffee or evening drinks, while Il Bianco brings a touch of elegance with its carefully crafted Italian dishes. The Gun, a historic riverside pub, pairs classic British fare with sweeping Thames views, and BrewDog adds to the mix with its lively atmosphere and wide selection of craft beers. Nearby, Jubilee Park offers a welcome green escape amidst the glass towers, and scenic riverside cycle paths invite peaceful rides along the water in either direction.

WHAT ELSE?

Transport links are excellent, with East India and Blackwall DLR stations both just over five minutes' walk away, providing swift access across East London and beyond. For a broader range of connections, including the Jubilee line and Elizabeth line, Canary Wharf station is around fifteen minutes on foot, placing the West End, Heathrow, and City Airport all within easy reach.



A WORD FROM THE OWNER...

"There's something utterly poetic about waking up to the gentle shimmer of the River Thames beneath you and winding down each evening with London's skyline painted across the horizon in gold and cobalt. This is a home where broad skylight views stretch in every direction, day or night, rain or shine, offering a panorama that reminds you how vast and vibrant this city truly is. Whether it's the still, silver mornings or the twinkling dance of lights after dark, the scenery here never ceases to stir a quiet awe. The 24/7 concierge service adds a layer of refinement and reassurance, a constant presence that makes life feel smoother, more secure, and deeply considered. Whether you're receiving parcels or greeting late-night guests, there's always a friendly face and a helping hand. What first brought me to this area was its perfect balance—the tranquility of riverside living, with Canary Wharf's energy and elegance just moments away. The riverwalks, the cafés, the proximity to both Jubilee and DLR lines—it's all here, seamlessly stitched into daily life. I can look out at a world-class city, yet feel the peaceful hush of a private retreat. This flat is more than its views or finishes—it's a place that has truly felt like home."

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