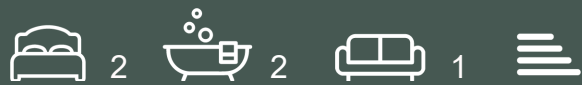




One Park Drive - 24th Floor,  
Canary Wharf  
£1,300,000

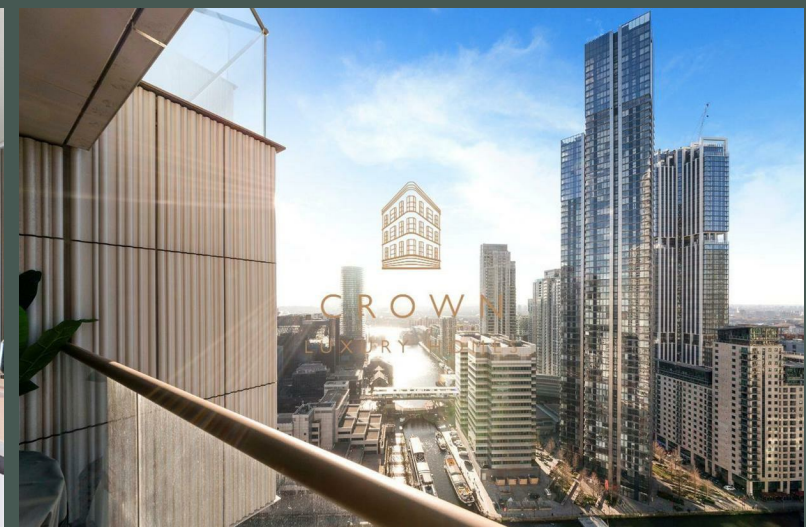
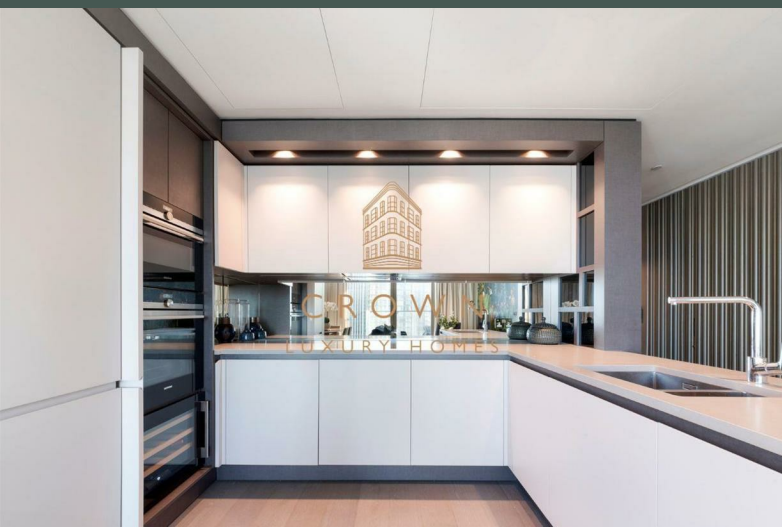


24th Floor | Storage Unit | 24/7 Concierge | Gym | Swimming Pool | Cinema Room | 2x Balconies | Stunning Views | Great Transport Links |



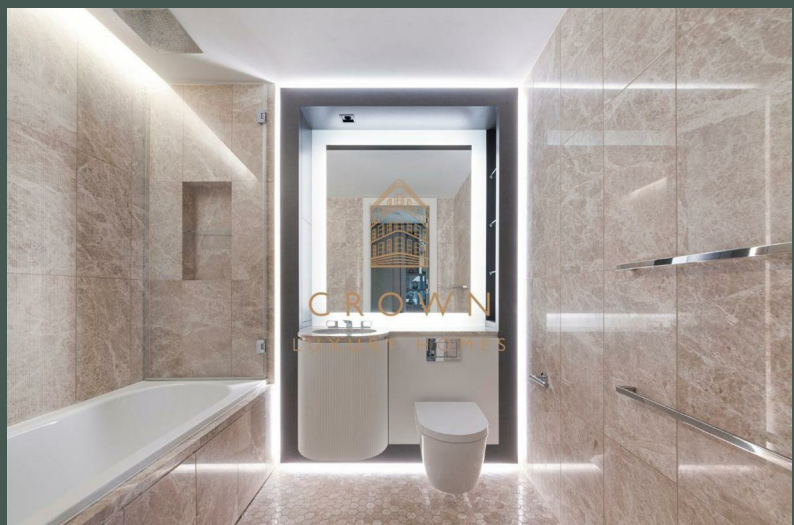
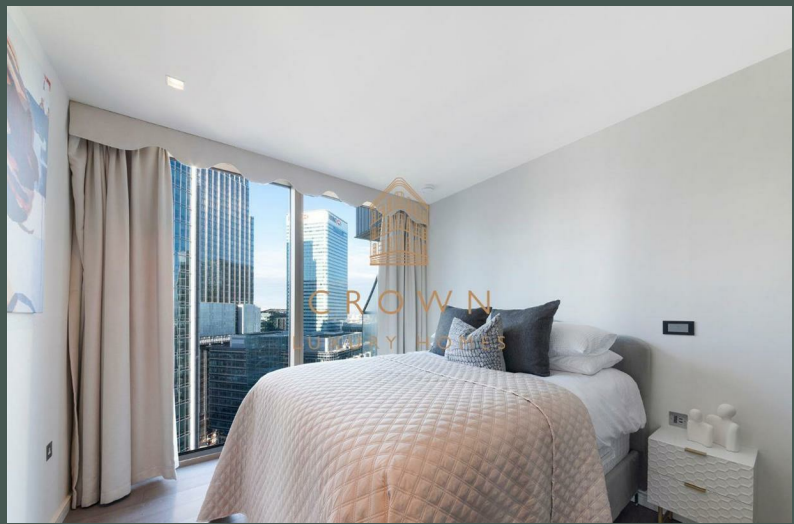
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+44 2035 143482



- 24th Floor
- 2x Balconies
- Residents' Gym
- Residents' Cinema Room
- Interior Designed

- Stunning Views
- 24/7 Concierge
- Residents' Swimming Pool
- Great Transport Links
- Residents' Lounges



## The Property

This beautifully designed two-bedroom apartment at One Park Drive, Canary Wharf (E14) offers a rare blend of elegance, functionality, and modern comfort. With thoughtfully crafted interiors and private outdoor space, it provides the perfect balance between stylish city living and a welcoming home environment.

The spacious open-plan living and dining area is framed by expansive floor-to-ceiling windows, allowing natural light to flow through the apartment. Two private balconies extend the living space outdoors, offering peaceful spots to unwind and admire the surrounding skyline and waterways.

The bespoke kitchen is both sleek and highly practical, featuring a timber veneer finish, stone worktops, an undermount sink, and ample storage. Integrated appliances include a wine fridge, full-height fridge/freezer, induction hob with extractor fan, oven, dishwasher, and mirrored splashback, making it an ideal space for cooking and entertaining.

Both bedrooms are generously sized and filled with natural light. The principal bedroom features a walk-in wardrobe and a luxurious en-suite shower room, while the second bedroom benefits from fitted wardrobes and access to a beautifully appointed main bathroom. Both bathrooms are finished with stone tiling, mirrored vanity units, and a combination of a bathtub and a walk-in shower with ceiling-mounted rainfall fittings.

The apartment further benefits from a storage unit in the Basement area of the building.

## One Park Drive Development

Residents of One Park Drive enjoy exclusive access to world-class facilities designed for wellbeing and relaxation, including a swimming pool, sauna, steam room, library, and cinema. A 24-hour concierge service provides round-the-clock security and convenience.

Perfectly located in the heart of Canary Wharf, the development benefits from excellent transport connections, making journeys across London and beyond quick and straightforward. Surrounded by vibrant shops, restaurants, and cultural spaces, this is one of London's most desirable neighbourhoods — an exceptional place to live.

## Additional Information

Heating/Hot Water Provider: Evinox (Fees and charges may apply; please refer to the supplier for more information)

Council: Tower Hamlets, Band: F

Service Charge: £9880 per annum (subject to change)

Ground Rent: £750 per annum

Local Council: Tower Hamlets  
 Council Tax Band: F  
 Leasehold

| Energy Efficiency Rating                    |                            | Environmental Impact (CO <sub>2</sub> ) 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>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |  |

| Energy Efficiency Rating                    |                            | Environmental Impact (CO <sub>2</sub> ) 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>                             |                            |  |  |
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| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |  |

