



## CANARY WHARF

£3,300 pcm

River View. Large South Facing Roof Terraced (360 sq. ft.) Luxury Apartment on the fourth floor of Berkeley Tower, the tallest and most imposing of the four residential Canary Riverside buildings. Measuring in at 1,152 sq. ft, internal, both bedrooms face due west with river views. The lounge of 18ft2 X 14ft6 has a southern view down the river and double French doors lead onto the terrace. CONCIERGE and 24 HOUR SECURITY. Property has its own private, allocated car parking space. A MUST SEE.

- Breathtaking Southern View
- Huge Balcony
- Concierge and 24 HR Security
- On-Site Virgin Active Gym
- Underground Car



## Property Description

Peaceful and quiet, yet located above the string of popular restaurants along The Thames, this is the nearest and most prestigious development to Canary Wharf due West. Canary Riverside is built on prime riverside land, with this apartment directly overlooking both river and Westferry Circus Park.

Careful and correct painstaking choices have been made regarding the layout of the four residential blocks, hotel, health club and restaurants. This has led to apartments which not only enjoy the best of river views but whose amenities are unequalled.

While the Virgin Active gym and its infinity pool is open to the public, Canary Riverside residents need only walk downstairs to take advantage of the riverside pool, tennis court and spa massage facilities. The Palace Hotel, also on site, provides a great place for out of London guests. It's just a one minute walk downstairs to restaurants like Royal China, Gaucho Grill, Zizzi, Cafe Brera and many more.

Built to the highest standards including Italian marble tiled bathrooms, coil fan cooling and heating units, immediate hot water through a separate trace heating system, there has been a meticulous attention to detail. There are four residential blocks named after famous London Squares including Belgrave, Berkeley, Hanover and Eaton. This furnished apartment is located on the fourth floor of Berkeley Tower, the tallest and most imposing of the four residential buildings. Measuring in at 1,152 sq. ft, the property has a unique specification. Both bedrooms

face due west over looking the river as well as impressive city skyline, the lounge of 18ft2 X 14ft6 has a southern view across the river and double French doors leading onto the large 360 sq. ft. grassed river view terrace. This property is perfect for a tenant looking for outside space for gardening, entertaining or for a child's play area while at the same time providing the luxury and security synonymous with the best that Canary Wharf has to offer. Westferry DLR or Canary Wharf Jubilee Line.

Reception: 18ft2 X 14ft6

Wooden flooring, double glazed windows and entrance to grassed terrace.

Kitchen:

Wooden flooring, fitted kitchen, granite work top, extractor fan, washing machine, dryer machine, fridge freezer, dishwasher, stainless steel sink, 4 gas hob cooker and microwave oven.

Master: 13ft5 X 13ft4

Carpeted, double-glazed windows, very large floor to ceiling mirrored doors fitted wardrobe.

En-suite: Marble flooring, bath, shower, toilet, his and hers washbasins, fully tiled wall, wall mirror, heated towel rack, shaver point and extractor fan.

Bedroom 2: 14ft3 X 10ft9

Carpeted, double glazed windows and fitted wardrobe.

Bathroom:

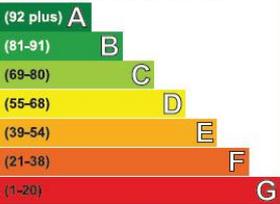
Marble flooring, bath, shower, toilet, washbasin, tiled wall, wall





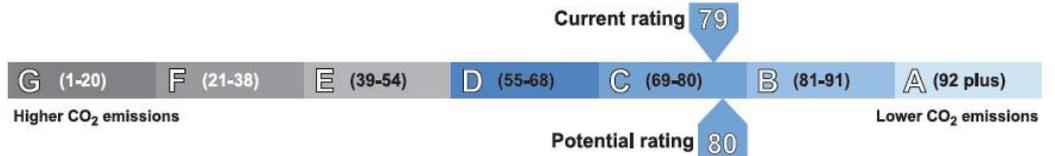
### Energy Efficiency Rating

Very energy efficient - lower running costs

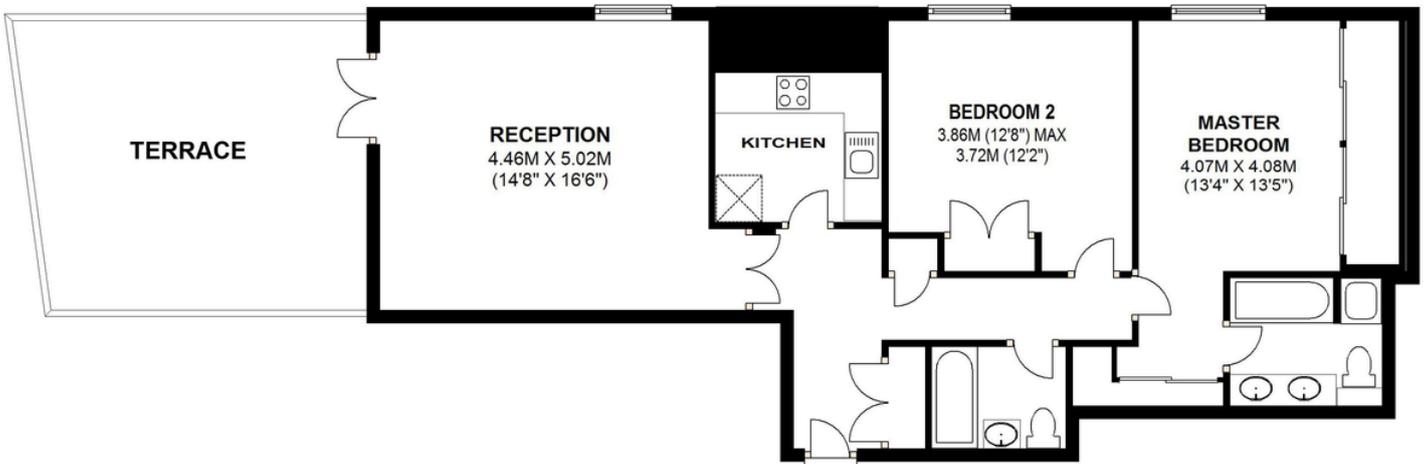


Not energy efficient - higher running costs

Current	Potential
80	80



**BERKELEY TOWER  
FOURTH FLOOR  
TOTAL AREA: APPROX. 1,152 SQ. FEET (107.0 SQ. M)**



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