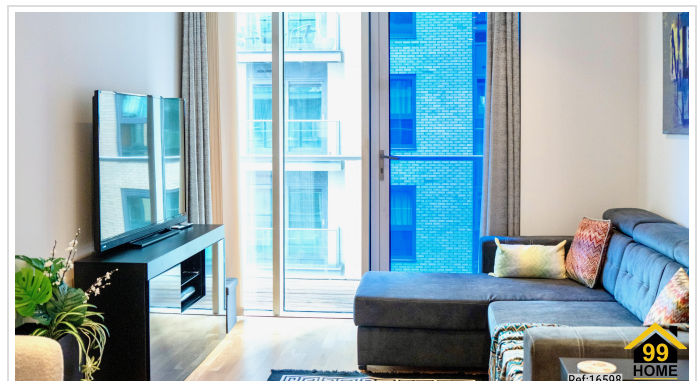
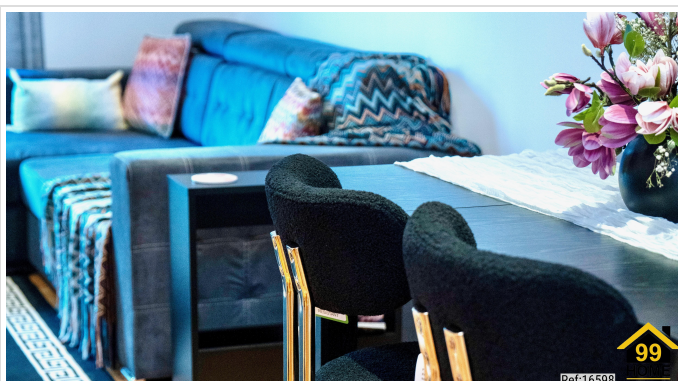
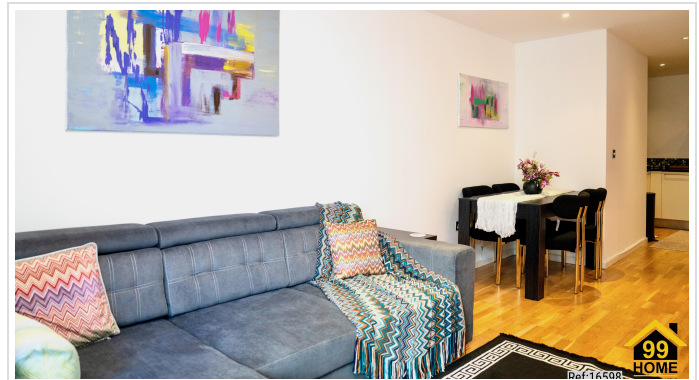
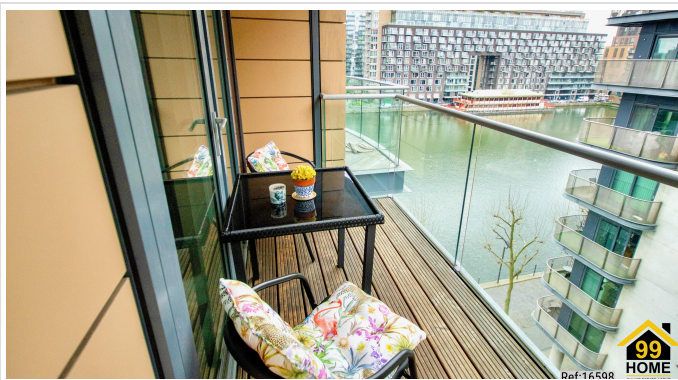


1 Bed Flat In Ability Place 37 Millharbour, London, E14 9HB

£2,300 Monthly



SHORT DESCRIPTION

Property Ref: 16598 Exceptional South-Facing 1-Bedroom Residence with River Views | Ability Place, Canary Wharf marketed by Gold Atlantic Set on the 6th floor of the prestigious Ability Place development, this exceptional South-facing apartment offers approximately 520 sq ft (48.4 sq m) of bright, contemporary living with beautiful river views. The property features a spacious open-plan living area with floor-to-ceiling windows, flooding the apartment with natural light and leading onto a generous private balcony. Both the reception room and bedroom benefit from direct balcony access, creating a rare indoor-outdoor living experience. The apartment has been recently refurbished and is presented in immaculate condition. All walls and doors have been freshly painted, and the property is furnished with brand-new furniture, including a 55-inch television. The bedroom features a soft, high-quality new carpet, a new mattress, and a new ottoman storage bed. The modern kitchen is fully fitted with integrated appliances, including a dishwasher, washing machine, microwave, and oven. The apartment benefits from underfloor heating throughout and enjoys excellent natural light across both the interior and balcony, making it an exceptionally bright and inviting home. Residents benefit from a 24-hour concierge, a large fully equipped gym, and luxury spa facilities including sauna, steam room, Jacuzzi, and treatment rooms. The development is pet-friendly and ideally located moments from South Quay DLR and Canary Wharf. Available immediately, offered fully furnished, with recently refurbished interiors and a range of brand-new finishes and furnishings throughout. Property Type: Flat Full Renting price: £2300 Pricing Options: Fixed Price Tenure: 12 months Council tax band: D EPC rating: B Measurement: 520 sq.ft. Outside Space: Large Balcony (access from all rooms) Parking: Residents Heating Type: Underfloor Heating -----

1

Bed Room(s)

1

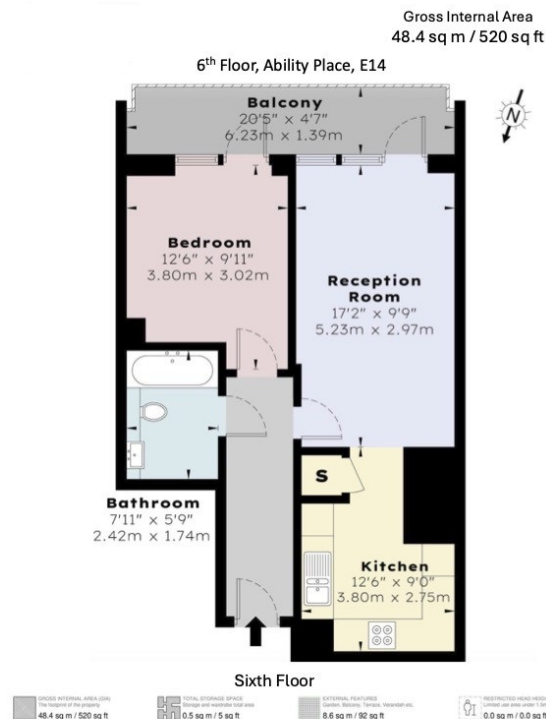
Bath Room(s)

1

Living Room(s)

FLOOR PLAN


Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Energy Efficiency Rating			
Very energy efficient - lower running costs		Current	Potential
Score	Energy rating		
92+	A	82 B	83 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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