



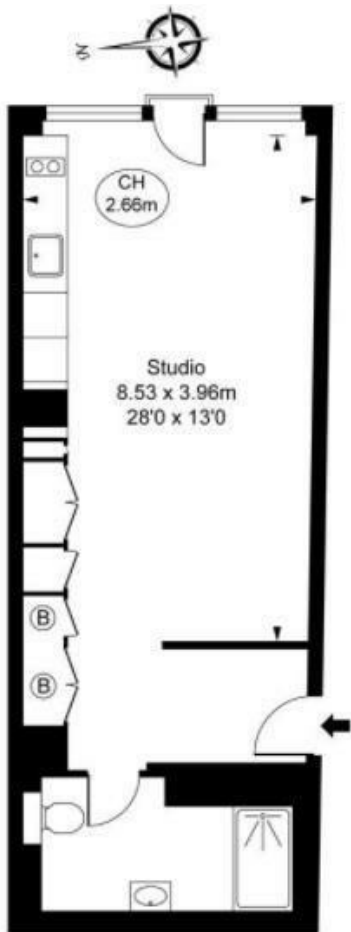
## APARTMENT 714 10 PARK DRIVE LONDON, E14 9GD

**£450,000**  
LEASEHOLD

Set within Canary Wharf's most prestigious development, 10 Park Drive, this property is the height of luxury City Living. Situated on the 7th floor, this larger-than-average studio suite benefits from a high end furniture package as well as both underfloor heating and a comfort cooling system.

Residents will benefit from 24/7 Concierge service and Residents Gym.. The development also provides private gardens, roof terrace and underground bicycle parking spaces (subject to availability). 10 Park Drive is positioned within a dynamic neighbourhood and offers an array of fantastic transport links around London with a wide variety of shops, restaurants and cafes close at hand. Canary Wharf tube station is just a couple of hundred yards away making access to the City of London and beyond extremely easy and accessible.


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Ellington Tower, 10 Park Drive  
 433 sq ft (Internal)  
 7th Floor Studio Suite



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>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Lettings  
 Verdant Lane  
 London  
 SE6 1LF

07887933642  
 glenn@douglaspryce.co.uk  
 www.douglaspryce.co.uk

**DouglasPryce**