

**FOR SALE**

**£480,000 Leasehold**

**Tafaders**

## Cobalt Point, Millharbour, Canary Wharf, E14



**1 Bedroom**

**1 Bathroom**

**1 Reception**

A contemporary one bedroom apartment with a PRIVATE BALCONY arranged over the 7th floor of Cobalt Point in Canary Wharf. Forming part of the highly regarded Lanterns Court development, this larger than average apartment spans 549 Sq.ft of living space, comprising a spacious open plan reception room with fitted kitchen, a double bedroom with fitted wardrobes, and a modern family bathroom. Boasting high specification interiors throughout, the property also benefits from wood flooring, entryphone system, storage within the hallway area and a private balcony accessible from the reception room. Residents within the Lanterns court development also have access to exclusive on site facilities to include concierge and gymnasium.

Cobalt Point is enviably located within close proximity of the wide array of shops, bars and restaurants found in Canary Wharf. The Canary Wharf, Cross Harbour and South Quay DLR stations are also just minutes away offering excellent transport links to the surrounding areas.

**w:** [www.tafaders.com](http://www.tafaders.com)

**t:** 020 7537 2046

**e:** [bowandcw@tafaders.com](mailto:bowandcw@tafaders.com)

# PHOTOS

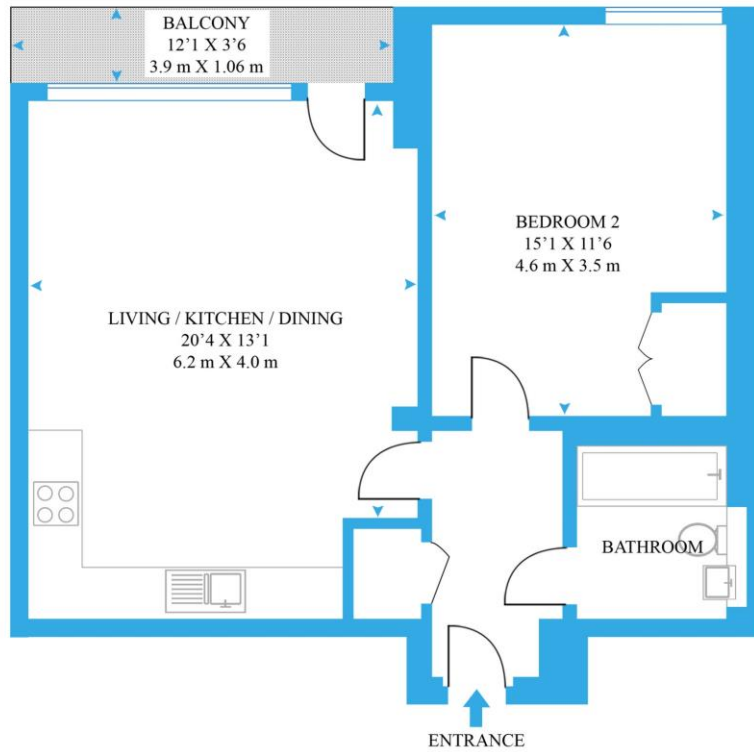


# FLOORPLAN



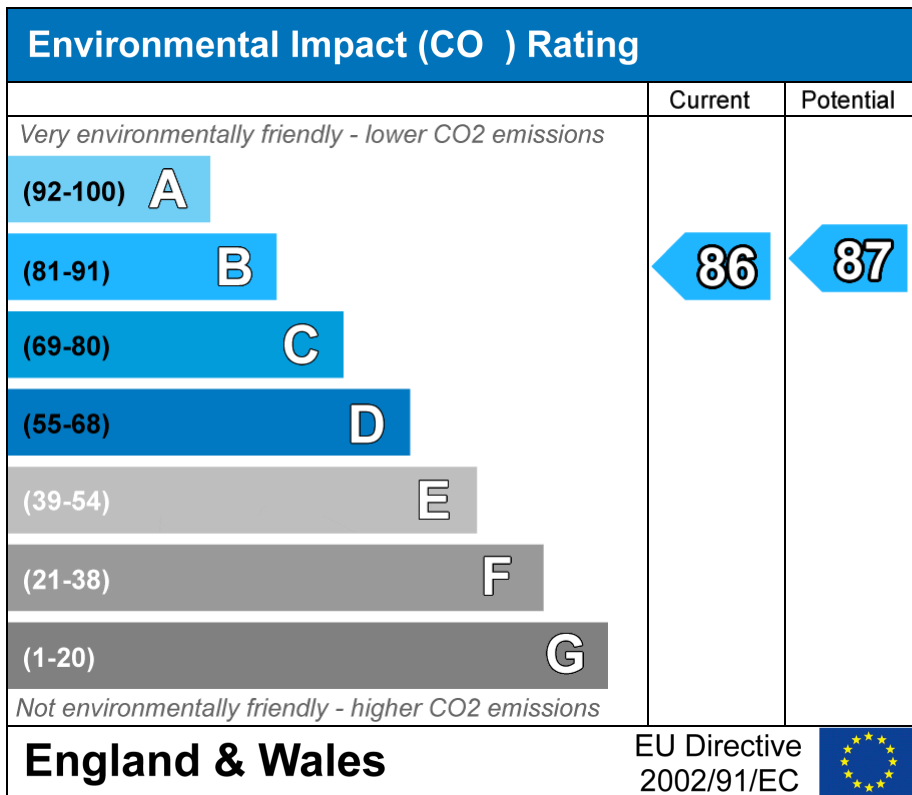
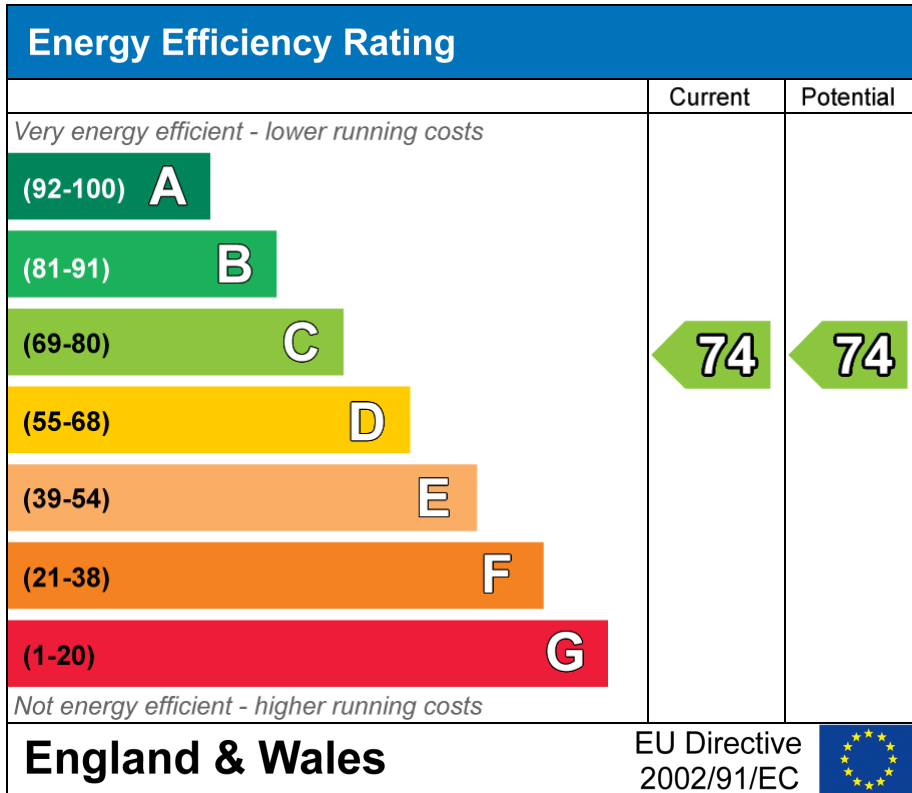
COBALT POINT, MILLHARBOUR, E14

APPROX. GROSS INTERNAL FLOOR AREA 549 sq.ft (51 sq.m)



The Floor - plans are for representation purposes only and should be used as such by any prospective client.

L01213





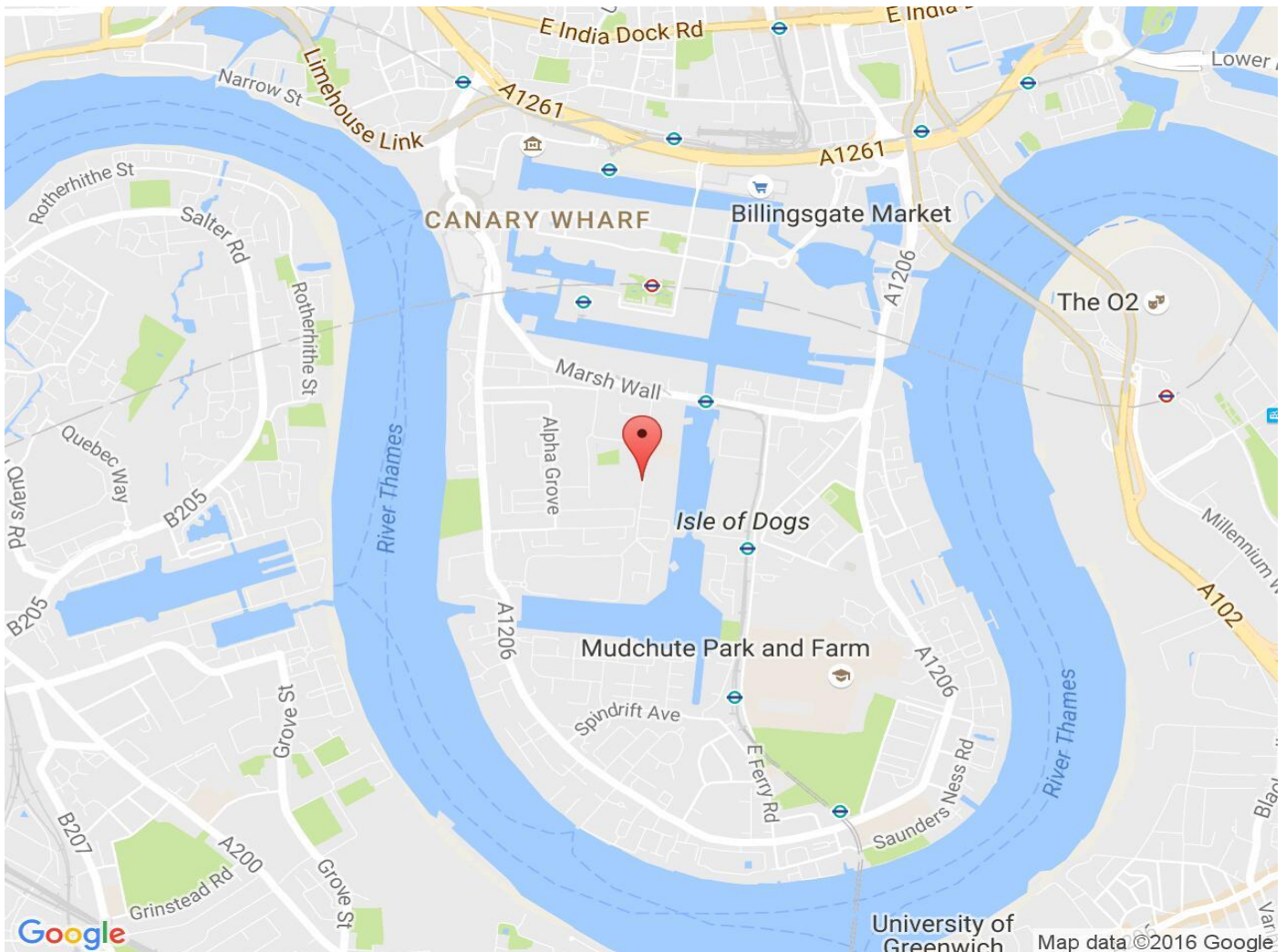
## Directions

South Quay (0.2 mi)

Crossharbour & London Arena (0.2 mi)

Heron Quays (0.4 mi)

## Location



VIEWING BY APPOINTMENT WITH AGENTS TAFADERS (BOW & CW)  
22 Morris Road, Bow, London, E14 6FF T: 020 7537 2046 E: bowandcw@tafaders.com W: www.tafaders.com

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER TAFADERS (BOW & CW) NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.