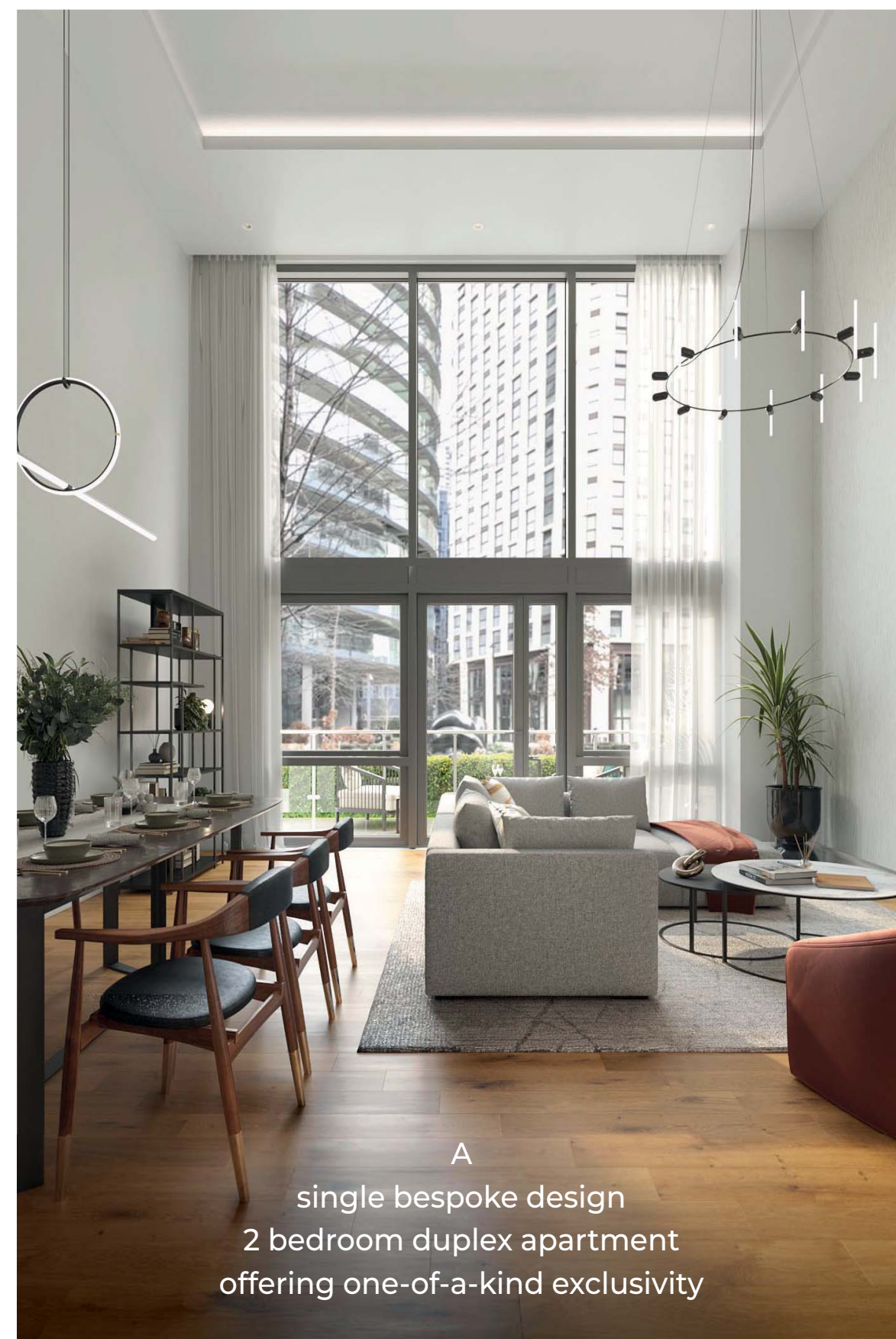


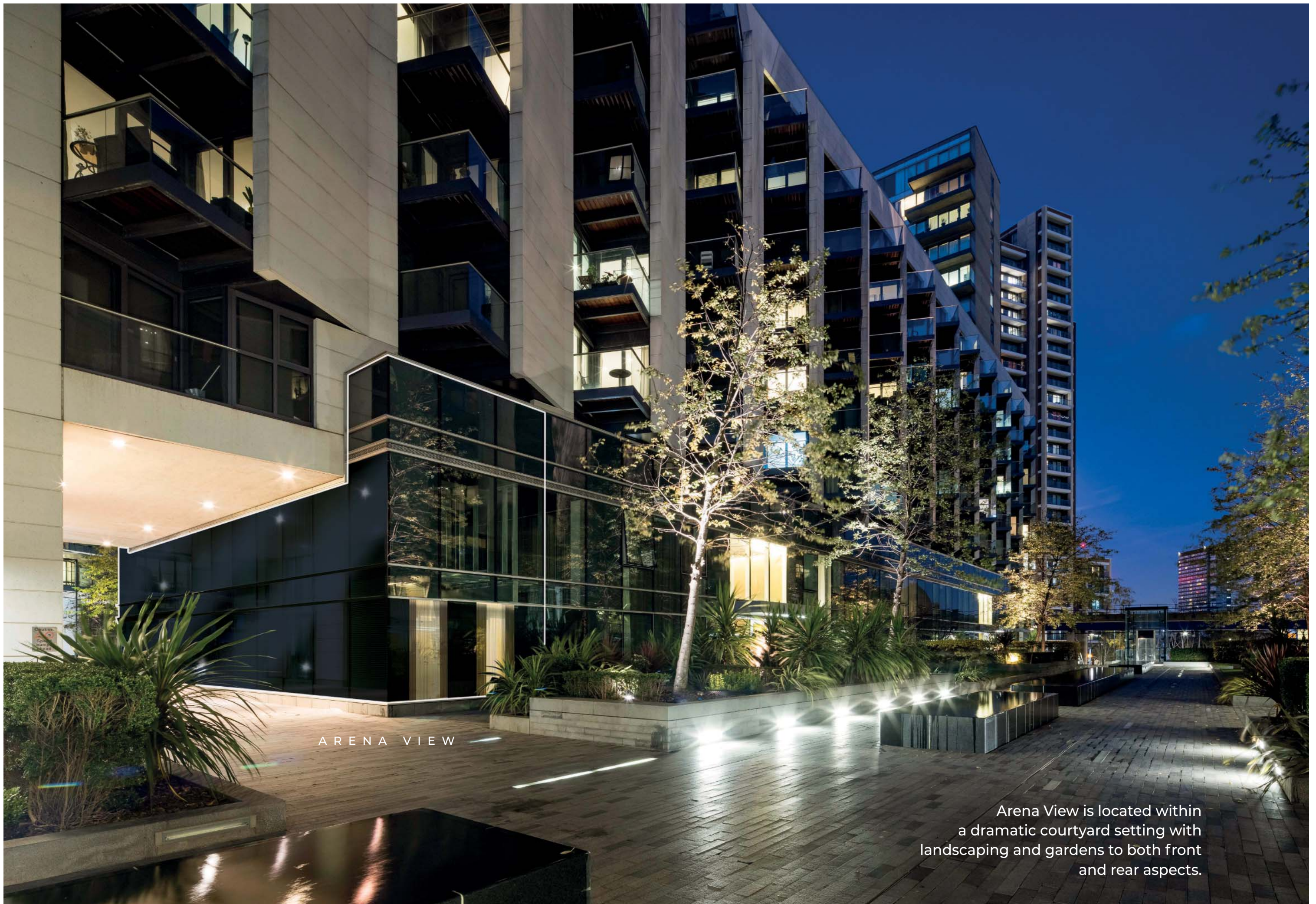
ARENA VIEW
BALTIMORE WHARF
LONDON E14



A unique lifestyle opportunity
within Crossharbour's
dynamic residential quarter



A
single bespoke design
2 bedroom duplex apartment
offering one-of-a-kind exclusivity

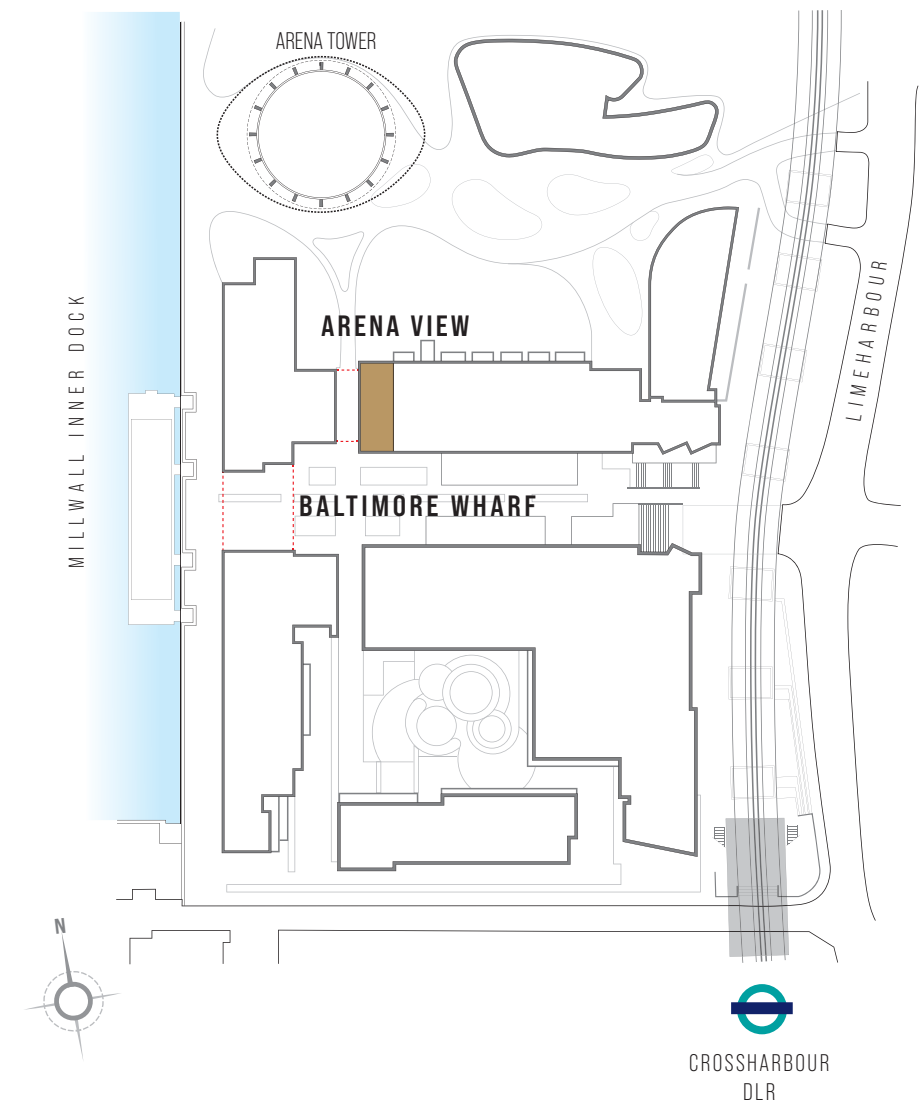


ARENA VIEW

Arena View is located within a dramatic courtyard setting with landscaping and gardens to both front and rear aspects.



Lotus chinese
floating restaurant



Arena View comprises ground and mezzanine level within the Baltimore Wharf building with access from the upper level. The apartment occupies a corner position adjacent to an undercroft walkway within a pedestrianised courtyard environment, moments from the dockside and a stones throw from Crossharbour DLR.

ARENA VIEW
102, 4A BALTIMORE WHARF,
LONDON, E14 9AQ



The quayside promenade adjacent to Baltimore Wharf







World class culture, commerce & connectivity on your doorstep.

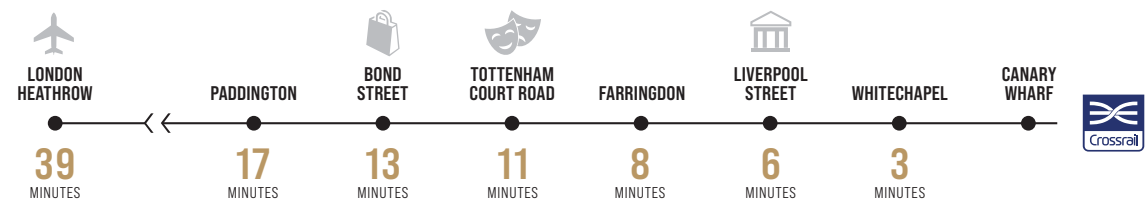
- Crossharbour DLR station will be less than 2 minutes walk from the Arena View apartment.
- The heart of Canary Wharf's financial district will be 3 stops (5 minutes) via the DLR.
- Canary Wharf's fabulous retail malls, restaurants, al-fresco bars and diverse array of cultural and recreational pursuits will all be easily accessible by foot or via the DLR.
- The Arena View apartment will be around 8 minutes on the DLR from Crossrail Place shopping malls and access to forthcoming Elizabeth line services.
- Travelling south, Greenwich Village, Maritime Greenwich and its Royal Park will be just 10 minutes journey time on the DLR.



When fully operational,
Crossrail will bring the heart of The West End
to within 13 minutes of Canary Wharf

Key transport services from Arena View apartment include:

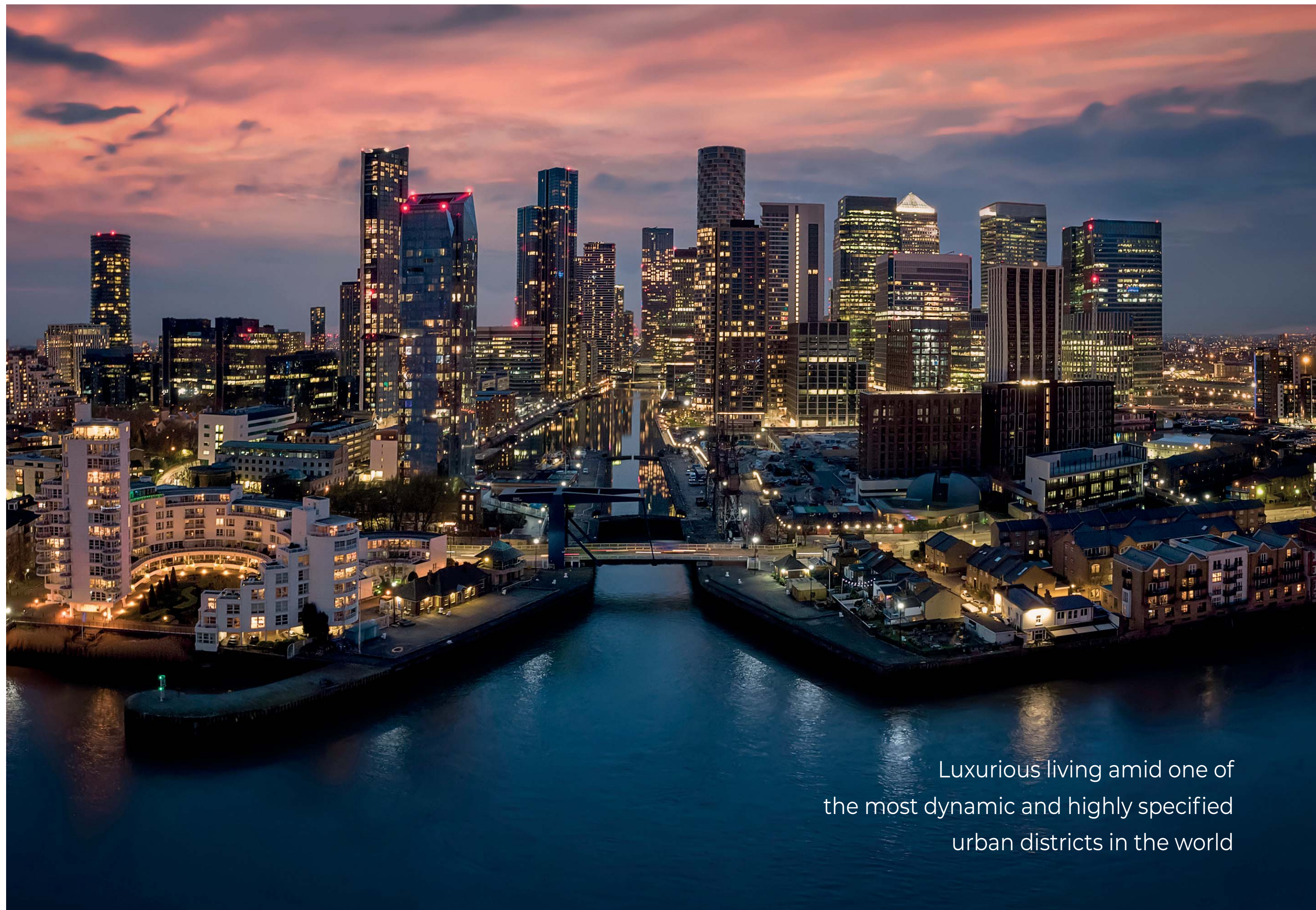
	Crossharbour DLR services	2 mins walk		North Greenwich Emirates Air Line Cable Car	19 mins via tube
	Canary Wharf Jubilee line services	5 mins via DLR		Canary Wharf River Bus Pier	20 mins walk
	Canary Wharf Elizabeth line services	8 mins via DLR		London Bridge Mainline services	6 mins via tube



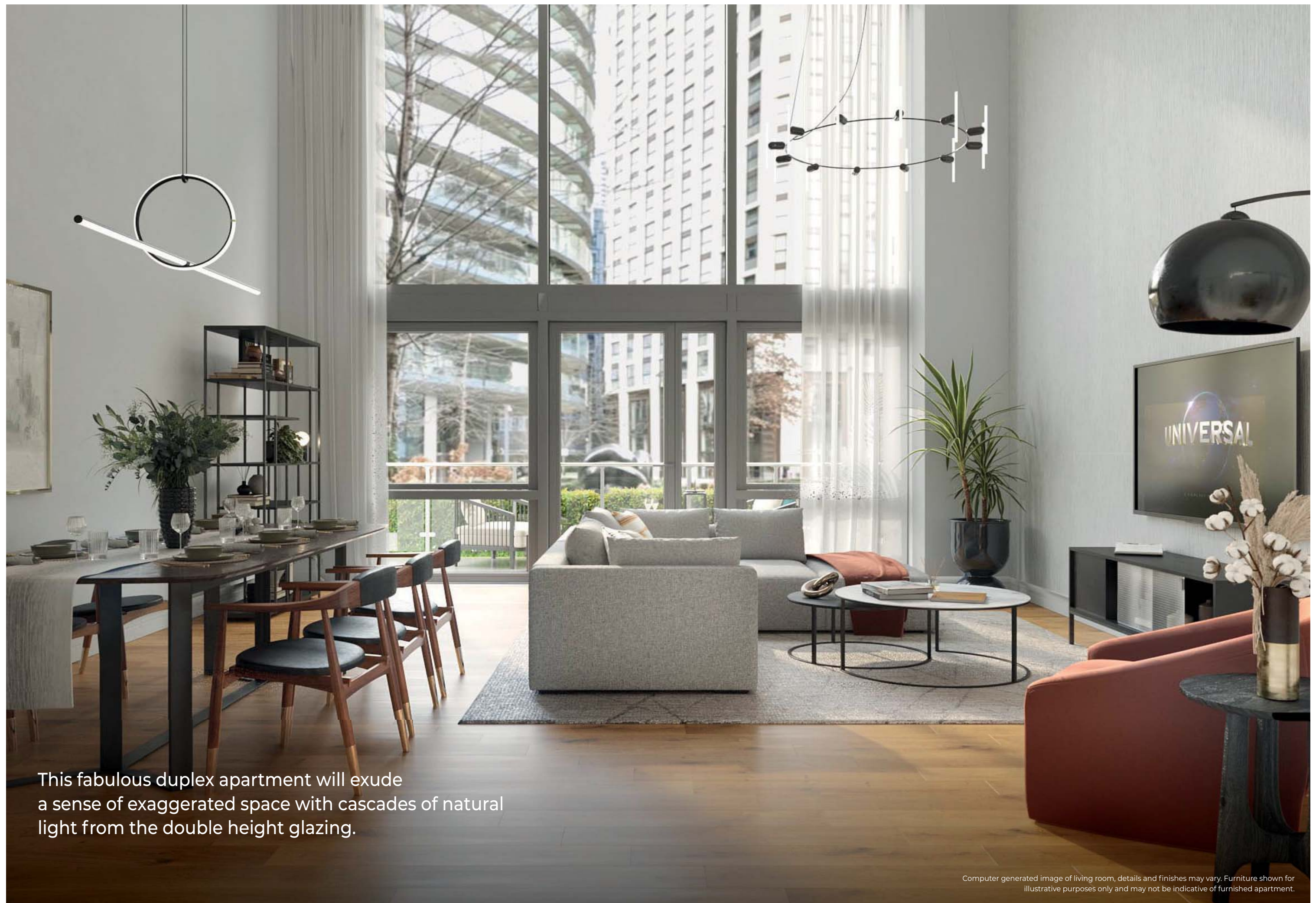
Projected travel times on the Elizabeth Line to selected principal stations. Source: Crossrail.co.uk.

The Arena View apartment will be strategically located for all forms of public transport including road, rail, river, tube and air connectivity – with international travel from London Heathrow being under 40 minutes journey time when Crossrail enters service in 2023.





Luxurious living amid one of
the most dynamic and highly specified
urban districts in the world



This fabulous duplex apartment will exude a sense of exaggerated space with cascades of natural light from the double height glazing.

Computer generated image of living room, details and finishes may vary. Furniture shown for illustrative purposes only and may not be indicative of furnished apartment.

The principal living area features an imposing 5.3 metre (17'4") double height ceiling. The apartment will be available fully furnished.



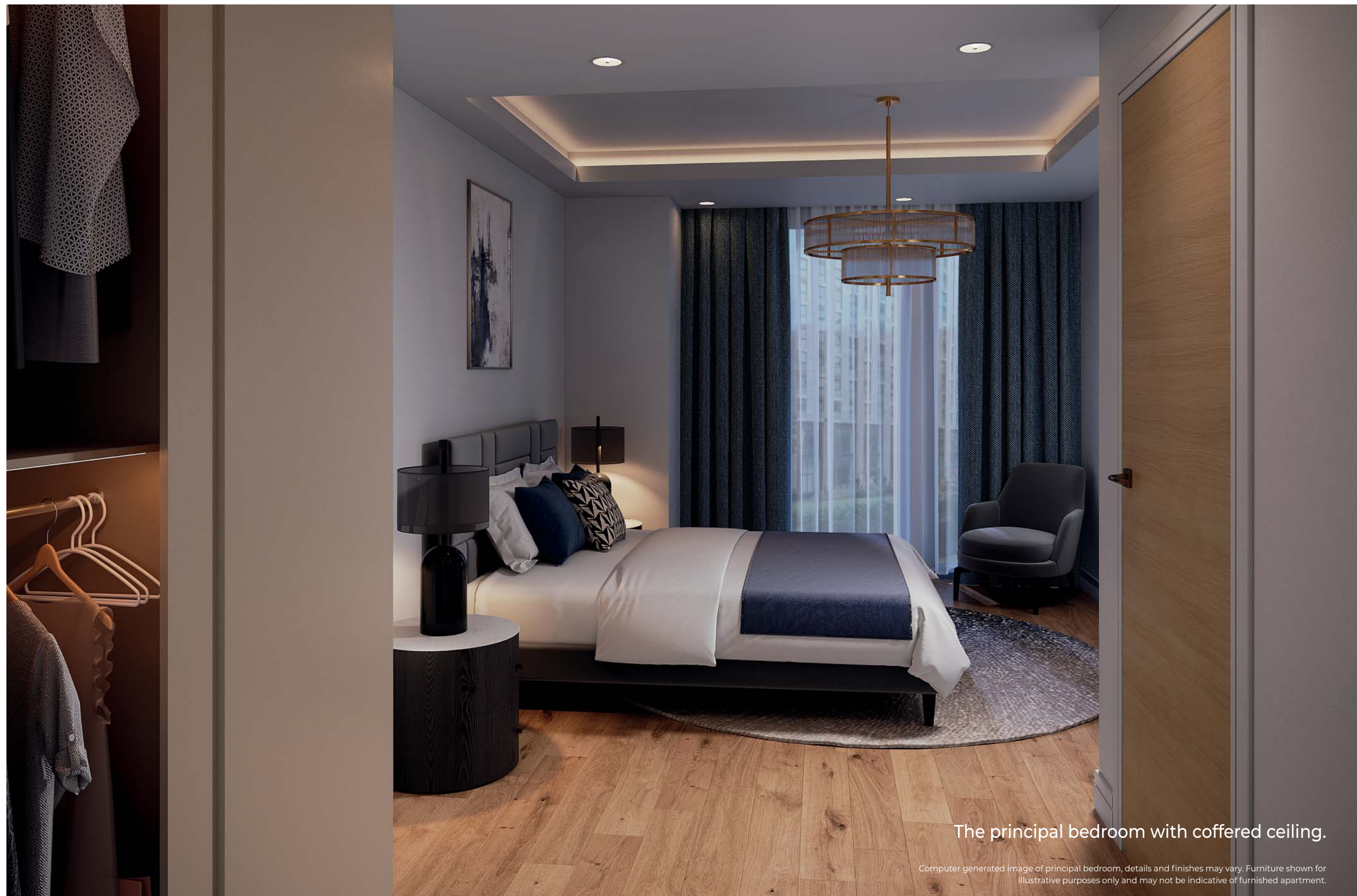


Computer generated image of kitchen and mezzanine landing, details and finishes may vary. Furniture shown for illustrative purposes only and may not be indicative of furnished apartment.



On entering the apartment, the mezzanine level provides a stylish reception area complete with a study room and enclosed storage space. The staircase incorporates Amtico Fresh Oak stair treads with bronze detailing and black hand rail.

The kitchen is specified with appliances by Smeg and features contemporary base and wall units, recon stone worktops and white brick tile splashbacks.

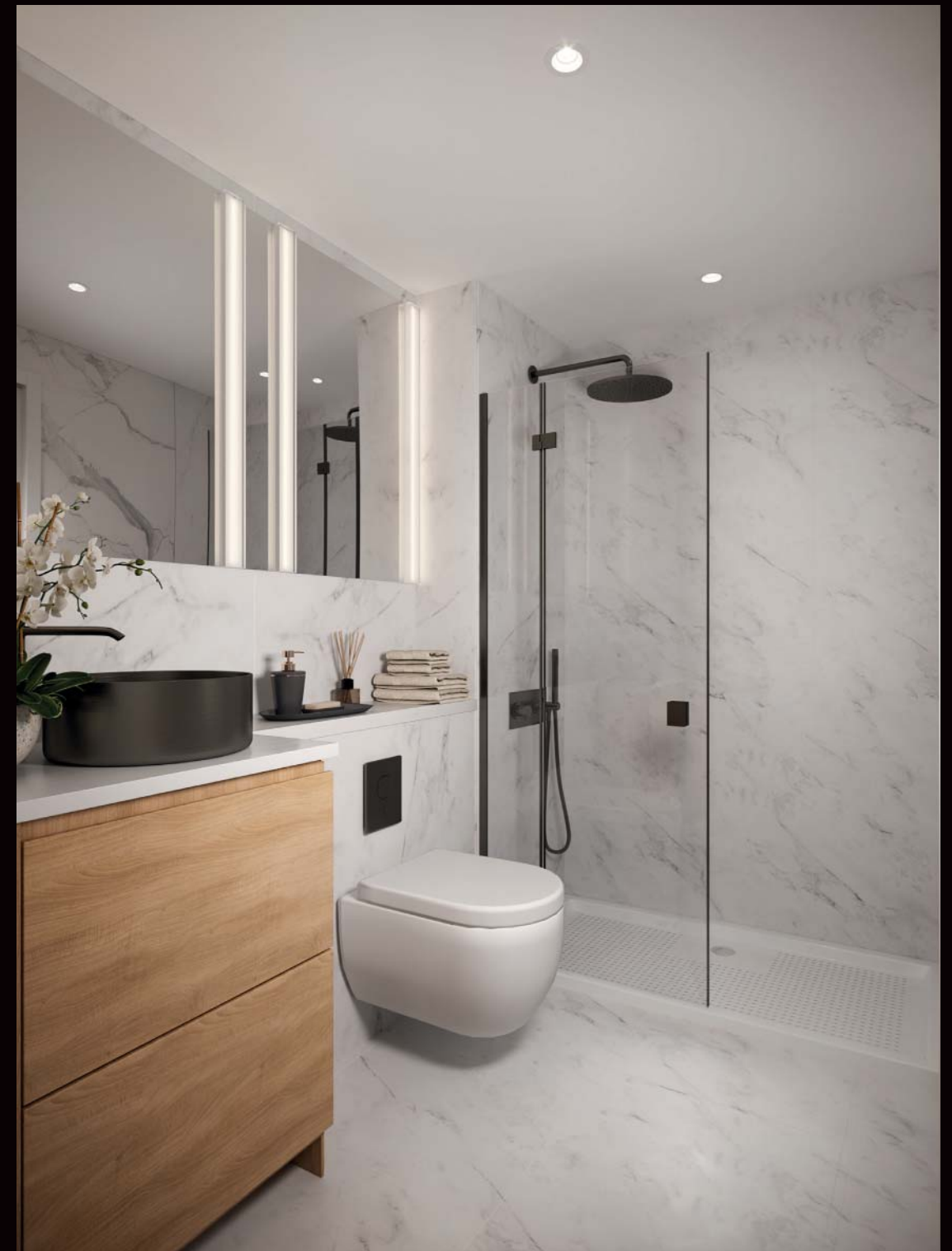


The principal bedroom with coffered ceiling.

Computer generated image of principal bedroom, details and finishes may vary. Furniture shown for illustrative purposes only and may not be indicative of furnished apartment.



Computer generated image of bath and shower room, details and finishes may vary. Furniture shown for illustrative purposes only and may not be indicative of furnished apartment.



Both bath and en-suite shower room are finished in white marbled porcelain floor and wall tiling and feature brushed black shower fittings, circular counter top basin and bathroom fixtures.

Both rooms also incorporate a mirrored wall cabinet with feature LED lighting. An oak veneer vanity unit with white stone top completes the superb specification.



Both bedrooms incorporate
a bespoke design fully fitted wardrobe

Computer generated image of bedroom 2, details and finishes may vary. Furniture shown for illustrative purposes only and may not be indicative of furnished apartment.

Total Areas:

INTERNAL
120.5 sq.m. (1297 sq.ft.)

EXTERNAL
15.0 sq.m. (161 sq.ft.)

The living/dining area
features a 5.3m (17'4")
ceiling height

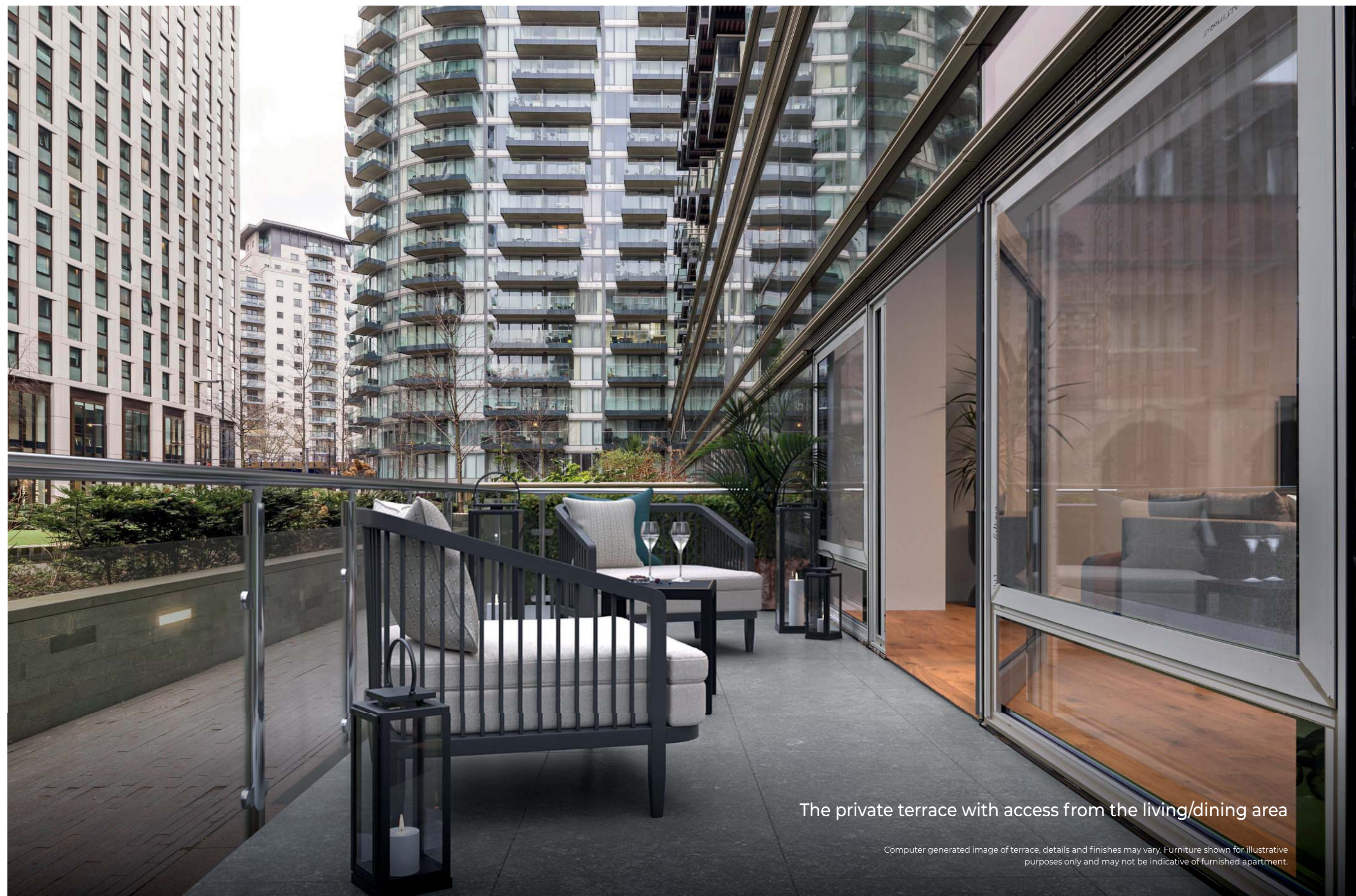


Upper Ground Mezzanine Floor



Ground Floor

Apartment plan intended to be correct precise details may vary, furniture and floor finishes shown for illustrative purposes only. Total areas as accurate to within 5%.



The private terrace with access from the living/dining area

Computer generated image of terrace, details and finishes may vary. Furniture shown for illustrative purposes only and may not be indicative of furnished apartment.

SPECIFICATION

General

- Brilliant white matt emulsion finish to walls and ceilings.
- Brilliant white finish to door linings, skirtings & architraves.
- Amtico Fresh Oak flooring to principal living areas and bedrooms.
- 4 panel ladder style internal doors in oak finish.
- Antique brass finish door furniture.
- Antique brass switch & socket plates.
- Recessed LED downlighting with white bezels.
- Terrestrial & satellite TV, FM radio and telephone sockets to living room and bedrooms.
- All TV sockets Sky Q enabled (subject to subscription).
- Sonos speaker.
- Living room socket BT fibre and hyperoptic enabled.
- Comfort cooling system.

Kitchens

- Designer kitchens with navy base units and oak style wall units.
- White stone worktops with full height white brick tile splashback to underside of wall units.
- LED underlighting to all units.
- Fully integrated electric appliances by Smeg to include:

Single low level oven

4 ring ceramic hob

Re-circulating cooker hood

Fridge/freezer

Microwave

Standard dishwasher
- Stainless steel bowl and half undermounted sink with black monobloc mixer tap.
- Washer/dryer (free standing if within services cupboard).
- Centralised appliance isolator switch panel.

Bedrooms

- Bespoke design floor to ceiling fitted wardrobes with stone grey matt lacquered doors to each bedroom.
- Telephone extension sockets to each bedroom.

Bathroom/Shower Room

- Large format white marbled porcelain tiling to floor & walls.
- Electric mat underfloor warming.
- Double drawer vanity unit in oak finish with wall hung mirror cabinets, feature strip lighting between mirrors.
- White stone vanity top.
- Shaver socket.
- White bathroom suite featuring shower tray with frameless screen, back to wall WC, concealed dual flush cistern & stainless steel round bench basin in brushed black.
- Steel taps, bottle trap, cistern push plate, thermostatic shower mixer, shower rail, handset & hose in brushed black.
- Thermostatic electric heated towel rail in brushed black.

Security & Services

- Telephone entry system.
- Access to 24 hour concierge and services.

Parking

- Option for secure underground car parking (at additional cost).

Well Being

- Complimentary membership to 'The Club' world class fitness and well being complex located within the adjoining Baltimore Wharf building.



LONDON CENTRAL SALES

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galliardhomes.com

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