

George Street, Canary Wharf, E14

Asking Price: £550,000

Benham & Reeves

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Studio | 1 Bathroom | Leasehold

Experience elevated contemporary living in this bright and beautifully crafted studio apartment, set on the 19th floor of the iconic Ten Park Drive in the heart of Canary Wharf. Perfectly formed across 62.47 sqm (672 sqft), this spacious studio stands out with its floor-to-ceiling windows, flooding the interior with natural light and creating an airy, luxurious atmosphere.

A rare highlight of this property is the inclusion of the third Space Health Club memberships (gym and swim), giving you access to one of London's most sought-after wellness facilities, an exceptional benefit for fitness enthusiasts. Inside, the apartment is thoughtfully designed with high-quality natural materials and sophisticated finishes. The spacious open-plan layout offers flexible living, dining, and sleeping areas, with a seamless flow throughout. Storage is generous, with fitted wardrobes and additional entrance cupboards providing excellent practicality. A sleek, modern bathroom completes the home, offering a calm and refined retreat.

Located within the secure, 24/7 patrolled Canary Wharf Estate, residents benefit from both peace of mind and a premium lifestyle. The building offers an impressive range of amenities, including a 24-hour concierge, a beautifully landscaped Sky Garden, an elegant residents' lounge, and a private media and cinema room, ideal for relaxing, working from home, or entertaining guests.



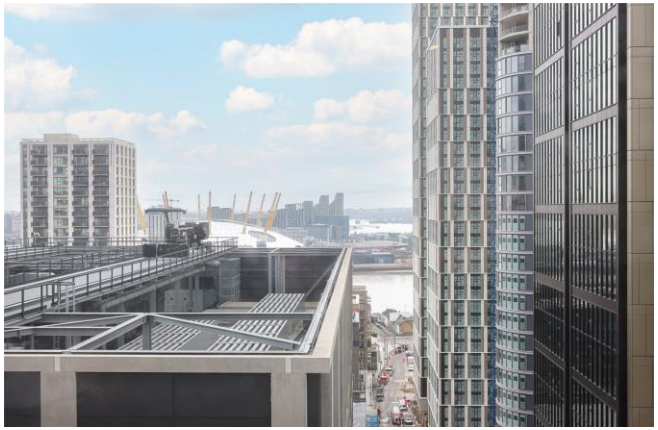




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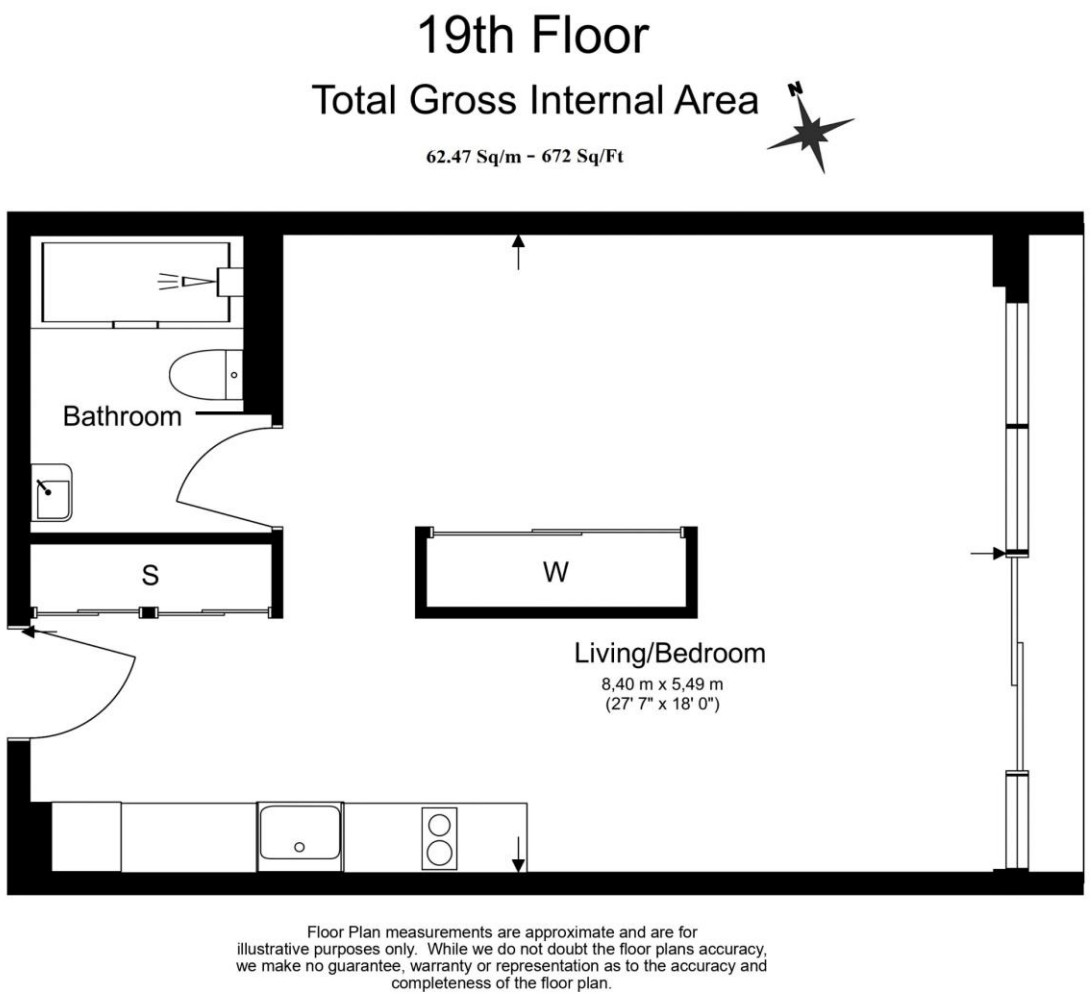




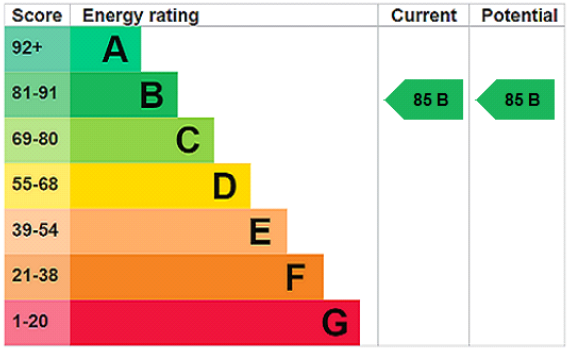
Property Features:

- Large Studio Flat (672 sq. ft. approx.)
- Floor to Ceiling Windows
- Lift Access
- Located within Canary Wharf Estate
- 24/7 CCTV & Security
- 24 Hour Concierge / Sky Garden / Lounge / Cinema Room
- Chain Free
- Thirdspace Health Memberships Included (Gym, Spa & Swim)

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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£550,000
Tenure:	Leasehold Expires 16/12/2261 Approximately 235 Years Remaining
Ground Rent:	£450.00 (per annum) For the year 2026
Service Charge:	£5,588.60 (per annum) For the year 2026
Anticipated Rent:	£2,200.00 pcm Approx. 4.8% Yield

Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CWH250237

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