



## Fairmont Avenue, London, E14 9JA

### £1,600 Per Calendar Month



**\*\*SIXTH-FLOOR APARTMENT IN THE HIGHLY DESIRABLE ONTARIO TOWER DEVELOPMENT - BENEFITS INCLUDE A GYM, SWIMMING POOL & 24-HOUR CONCIERGE\*\***

OC Homes has the pleasure of presenting this studio apartment situated on the 6th floor of Ontario Tower. The property boasts a contemporary lounge/kitchen with a designated sleeping area and a marble-effect three-piece shower room, complete with a 24-hour concierge and a fully equipped resident gym and Swimming Pool.

Located in the exclusive New Providence Wharf development, the apartment benefits from being close to both Blackwall and East India DLR stations as well as walking distance to Canary Wharf for its abundance of shops, bars and restaurants.

**AVAILABLE NOW!**

#### Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.

- 6th Floor
- 24hr concierge and security
- Walking distance to Canary Wharf
- Gym and swimming pool access
- Close to both East India and Blackwall DLR Stations
- Studio flat
- Available now



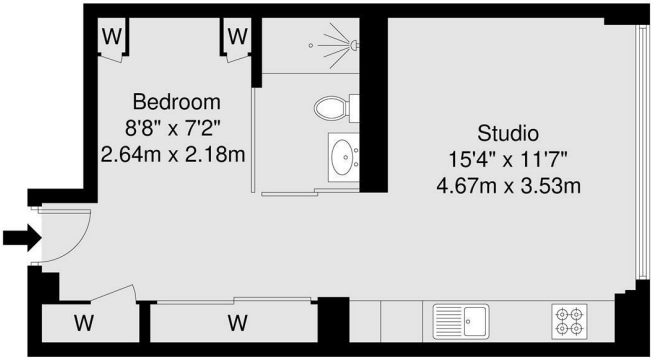




Ontario Tower, Fairmont Avenue Canary Wharf, E14

GROSS INTERNAL AREA  
37.4 sq m / 402 sq ft

Shower Room  
8'0" x 4'8"  
2.44m x 1.41m



Sixth Floor

GROSS INTERNAL AREA (GIA)  
The largest of the space  
37.4 sq m / 402 sq ft

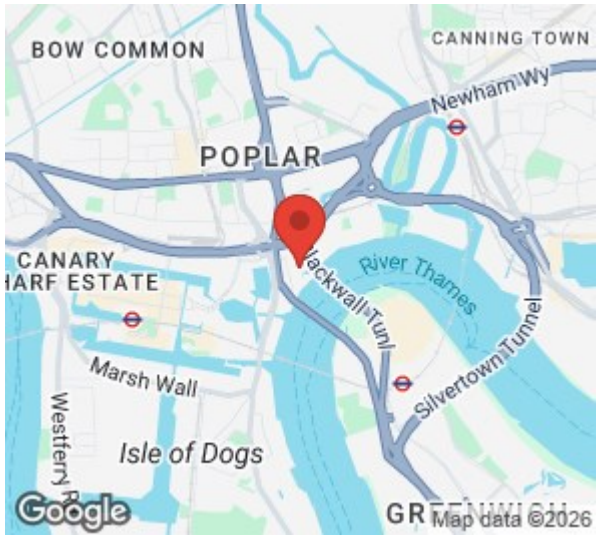
TOTAL STORAGE SPACE  
Including lockers and storage (not GIA)  
2.5 sq m / 26 sq ft

EXTERNAL STRUCTURAL FEATURES  
Balcony, Terrace, etc.  
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT  
Areas with head height < 2m  
0.0 sq m / 0.0 sq ft

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

Maison  
VUE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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 & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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