BALTIC QUAY • SWEDEN GATE SE16

BALTIC QUAY

Quality London Living
in the heart of Docklands

PATHFINDER

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An impressive building of immense style and presence, standing on the waterfront of South Dock.

Baltic Quay is a classic for the new millenium and the location for a selection of prestigious 1-3 bedroom apartments and maisonettes.

The tranquility of water and the spirit of a maritime community creates a unique equanimity for a location so close to the heart of the City.

The Docks are home to a variety of restaurants, shops and other leisure facilities including a watersport centre. Public transport to the City and Docklands is close at hand with Surrey Quays underground, the proposed Jubilee Line.

All the apartments and maisonettes have been designed to the highest standards possible, combining a balance of refined elegance with that of fundamental simplicity.

- *Many with balconies and views over Greenland Dock and South Dock.*
- *Re-furbished kitchens include hob, oven, washer / dryer and fridge. Phone and TV points.*
- *Un-refurbished apartments available as seen.*
- *Private underground car park, 24-hour security with closed circuit TV on-site.*
- *Porter, video entryphone for each apartment.*

Thirteenth Floor
P4, P5

Twelth Floor
T6,T7, P4, P5

Eleventh Floor
T6,T7, P4, P5

Tenth Floor
T6,T7

Ninth Floor
T6,T7

Eighth Floor
T6,T7

Seventh Floor
T6,T7

Sixth Floor
P1-P3, P6-P10,T6,T7

Fifth Floor
P1-P3, P6-P10,T6,T7

Fourth Floor
S9-S12, D1, D11-D15, D17-D18,T1

Third Floor
S9-S12, D1, D11-D15, D17-D18,T1

Second Floor
D1-D10, D16, D19, S1-S8,T1-T4,T8

First Floor
D1-D10, D16, D19, S1-S8,T1-T4,T8

Ground Floor
M1-M5

The apartments and maisonettes are arranged around a central courtyard on 13 floors.

For individual floorplans please refer to the enclosed floorplan layout sheets.

IMPORTANT NOTICE

1. These particulars have been prepared in good faith to give a fair overall view of the property. They should not be relied upon as accurately describing any of specified matters described by any order under the Property Misdescriptions Act 1991. If any points are particularly relevant to your interest in the property please ask for further information / verification.

2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliance, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.

3. The photographs depict only certain parts of the property. It should not be assumed that any content / furnishings / furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photographs. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.

4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT precise. The Vendor retains the right to change the details from time to time if necessary. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any reference is made to planning permissions or potential uses such information is given by FPDSavills in good faith. Purchasers should however make their own enquiries into such mater prior to purchase.

6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match expectations

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