THE
MODERN
HOUSE

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Balfron Tower
London E14
£199,950 Leasehold

A rare opportunity to acquire a 2-bedroom flat on the top floor of one of London's most iconic apartment blocks, Balfron Tower. Designed by the celebrated architect Ernö Goldfinger in 1967, the building has been Grade II listed in recognition of its architectural importance.

Occupying an enviable top-floor position, this flat has spectacular views across London, and is within walking distance of Canary Wharf. Accommodation consists of a private entrance hall with stairs up to the main floor, which contains reception room, kitchen, two double bedrooms, bathroom and separate WC. The reception room and kitchen are spacious and light, benefiting from extensive glazing. Both have access to the balcony, from which one can take in views of Canary Wharf and the city skyline.

The flat has retained a number of original features, such as the front-aspect metal-framed windows and metal doorframes with architrave light switches, which show Goldfinger's characteristic attention to detail. It was made accessible to the public as part of Open House London and also featured in Margaret Howell's exhibition, *Goldfinger and Balfron Tower*. For more information on the architecture of the building, please see the History section.

Balfron Tower is located in Poplar, and is approximately a five-minute walk from All Saints DLR station, which links directly to London Underground at Canary Wharf (Jubilee Line) and Bank (Central, Northern, District, Circle, and Waterloo & City lines). There is a park and local sports facility next to the estate, with an athletics track, tennis courts and a new gym. London City Airport is roughly three miles away.

Tenure: Leasehold (approx 100 years remaining)
Ground Rent: Approx £100 per annum
Service Charge: Approx £1300 per annum (include maintenance, hot water and heating, and insurance)