

Penthouse 1, Meridian Wharf, The Wharf District

Guide price £795,000

The best view in Calderton - a full-floor penthouse above the water.



BEDROOMS
3

BATHROOMS
2

RECEPTIONS
2

TYPE
Penthouse

TENURE
Leasehold

EPC
B

About this property

Penthouse 1 occupies the entire top floor of Meridian Wharf, the landmark 2021 building at the head of the canal basin. A private lift lobby opens into a 38ft living space wrapped on two sides by floor-to-ceiling glazing, with the water below and the city skyline beyond. The view does most of the talking; the interior - pale oak floors, a sculptural cobalt-lacquered media wall and recessed lighting throughout - knows when to stay quiet.

The kitchen runs along the north wall in handleless matt graphite with a four-metre quartz island, Gaggenau appliances and a concealed pantry. A separate snug doubles as a screening room or study. The principal suite takes the south-east corner with a dressing room and a limestone-clad en suite; two further double bedrooms share a second bathroom finished in the same stone.

Outside, a 600 sq ft wraparound terrace with a glass balustrade and porcelain decking follows the glazing line, plumbed for an outdoor kitchen. The building offers a 24-hour concierge, two secure underground parking spaces with EV charging, and a residents' gym at podium level. The lease has approximately 245 years remaining, with a service charge of approximately £4,100 per annum.

Key facts

- Council tax band G
- EPC rating B
- Approximately 2,150 sq ft plus 600 sq ft terrace
- Two secure parking spaces with EV charging
- 24-hour concierge and residents' gym
- Leasehold, approximately 245 years remaining

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