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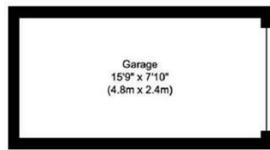
35a Wapping High Street, Wapping, London E1W 1NR



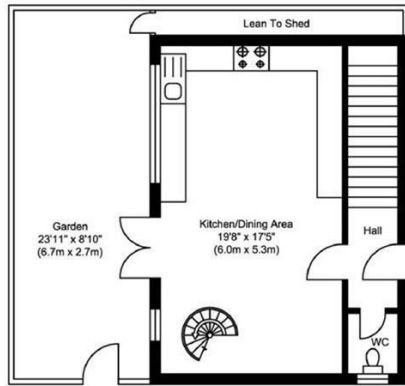
Wapping High Street  
Wapping, E1W

Freehold detached House - ea2 are pleased to offer for sale this 2 bedroom 4 storey detached house, approx. 1400 sq ft offering a wealth of living accommodation. The property has been granted planning consent for a ground floor extension and 4 new dormers increasing accommodation to 4 bedrooms. Planning no. PA/15/01880. Proposed plans in photos. The property currently consists of spacious kitchen diner with access to patio garden. Ground floor cloakroom. Spacious reception to the first floor with unique spiral staircase leading down to the kitchen diner. To the second floor is a 3 piece bathroom suite, bedroom no.2 and lobby area with spiral staircase to 4th floor. On the top floor is the master bedroom suite with en-suite shower room. Garage. Close to Wapping station and local bus routes.

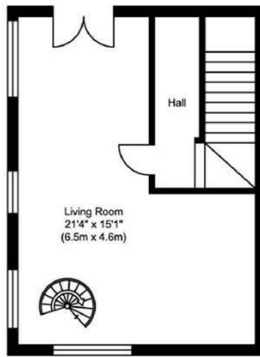
POA



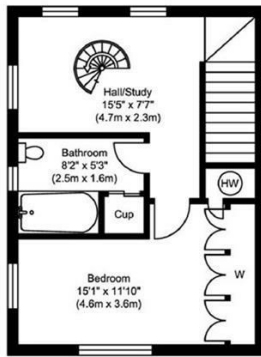
Garage  
Approximate Floor Area  
124.0 sq. ft.  
(11.52 sq. m)



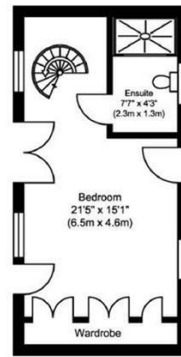
Ground Floor  
Approximate Floor Area  
328.83 sq. ft.  
(30.55 sq. m)



First Floor  
Approximate Floor Area  
328.83 sq. ft.  
(30.55 sq. m)



Second Floor  
Approximate Floor Area  
328.83 sq. ft.  
(30.55 sq. m)



Third Floor  
Approximate Floor Area  
213.34 sq. ft.  
(19.82 sq. m)

## Wapping High Street, London E1W

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. produced on behalf of Ea2

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



ea2 Ltd have prepared these sales particulars as a general guide only. ea2 Ltd have not carried out a detailed survey, nor tested any services, appliances or fittings. Information regarding the length of lease, ground rent and service charge is provided by the seller and believed to be correct. Any purchaser is strongly advised to obtain verification from their legal advisor or surveyor.