



ea²

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



Wapping High Street
Wapping, E1W

- 4 Storey Freehold House
- Three Double Bedrooms
- Spacious Kitchen/Diner and Separate Reception
- Two Bathrooms & Separate WC
- Garden

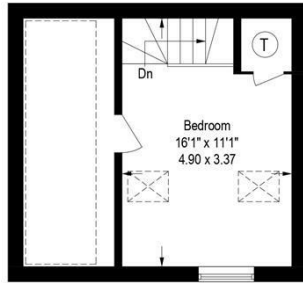
£999,999

Wapping High Street, Wapping, E1W

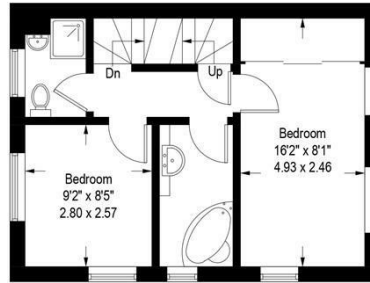
Approximate Gross Internal Area = 1126 sq ft / 104.6 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 82 sq ft / 7.6 sq m
 Garage = 137 sq ft / 12.7 sq m
 Total = 1345 sq ft / 124.9 sq m



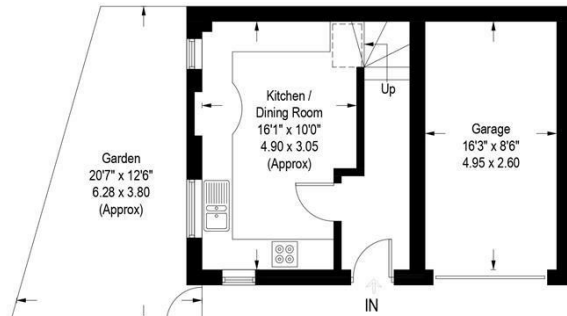
= Reduced headroom below 1.5m / 5'0"



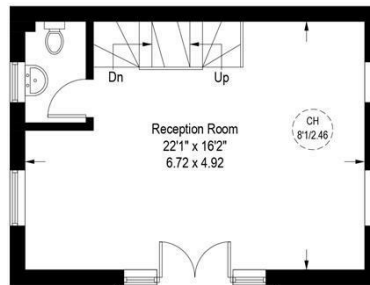
Third Floor



Second Floor



Ground Floor



First Floor

Illustration for identification purposes only.
 measurements are approximate, not to scale. (ID935726)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	74	
(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	



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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.

