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



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 81 | 82 |
| (69-80) C | | |
| (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 | |



Crofts Street
London
E1

£375,000

ea2 are pleased to offer for sale this spacious 1 bedroom apartment in Tower Hill only a short walk from St Katharine's Docks. Low rise block with only three other properties in the building. As you enter the property you have a large hallway with a storage cupboard. The property comprises of a large reception room with south facing windows leading into a generously sized Kitchen with a separate utility area. Double bedroom with fitted wardrobes. Solid Oak Parquet Flooring. Modern Bathroom. Ideally located for Wapping with a wide selection of pubs, bars, restaurants and cafes nearby and with easy access to St Katharine's Docks. Only a short walk from Tower Hill Underground Station, DLR links, and buses on the street for an easy access to the City, London Bridge, Canary Wharf or Shoreditch. Offered Chain Free.

ea2 Ltd have prepared these sales particulars as a general guide only. ea2 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.