



ea<sup>2</sup>

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Red Lion Court  
Wapping, E1W

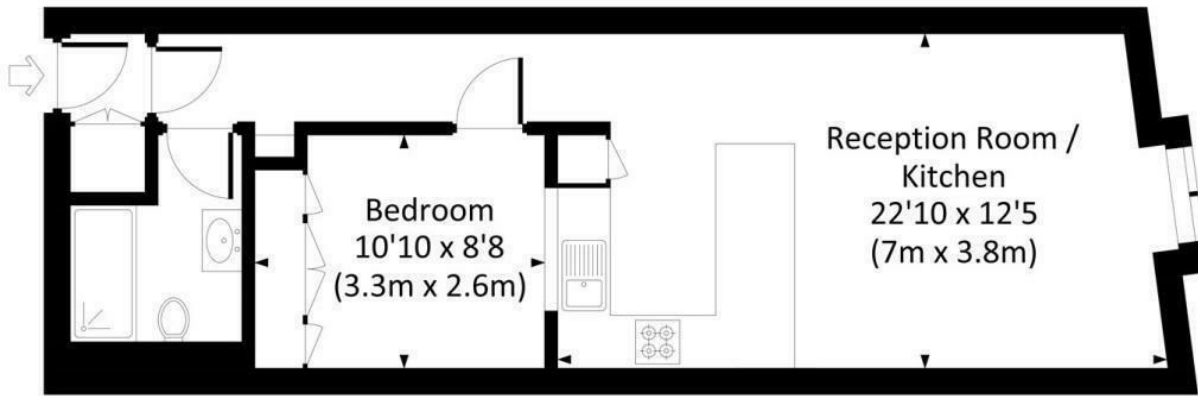
ea2 are pleased to offer for sale this well-presented one bedroom apartment on the 2nd floor of this secure and sought after building, Red Lion Court, a former grain store dating back to 1800's and recently converted into luxury apartments. The spacious apartment comprises of a large and bright Reception with an open plan fully integrated Kitchen, a spacious Bedroom with fitted wardrobes, and a modern Bathroom. Lift Access. Oak panel flooring. Exposed brickworks. Composite stone worktop and top of the range appliances. Ideally located in the heart of Wapping, only moments away from St Katharine's Docks with a wide selection of pubs, bars, restaurants and cafes nearby. Close to Tower Bridge and Aldgate stations and walking distance to The City. Close to local bus routes providing an easy access to Canary Wharf, London Bridge or Shoreditch.

Asking Price  
£525,000




# RED LION COURT, E1W

Approx. Internal Area  
506 sq. ft. / 47 sq. meters



Second Floor

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</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.