



020 7702 3456  
enquiries@ea2group.com  
www.ea2group.co.uk

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</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



APPROX. GROSS INTERNAL FLOOR AREA 1065.62 SQ FT / 99.90 SQM  
GARAGE AREA 332.60 SQ FT / 30.90 SQM

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. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Photography and Floor Plan

# Roding Mews Wapping E1W

ea2 are pleased to offer for sale this Freehold 3 storey House within this popular West Wapping ornamental canal side development. The house comprises of a Reception room and a separate fitted Kitchen, a Garden, 4 Double Bedrooms and an office, 2 Bathrooms, a double garage and a parking space. Amazing views of the canal. Quiet and pedestrianised area. Ideally located in West Wapping, close to St Katharine's Docks with a wide selection of pubs, bars, restaurants and cafes nearby. Only a short walk from Tower Hill stations, DLR links, Wapping Overground Station, and buses right around the corner for an easy access to the City, London Bridge, Canary Wharf or Shoreditch. Offered Chain free.

£1,125,000

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.