



ea<sup>2</sup>

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



118 Jamaica Street  
London, E1

- Top Floor Apartment
- Three Double Bedrooms
- Open Plan Lounge & Modern Kitchen
- Family & En Suite Bathroom
- Secure Parking Space


£575,000



**APPROX. GROSS INTERNAL FLOOR AREA 665 SQ FT / 62 SQ M**

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.

### Energy Efficiency Rating

|  | Current   | Potential |
|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> |   |           |
| (92 plus) <b>A</b>                                 |   |           |
| (81-91) <b>B</b>                                   | <b>77</b>   | <b>77</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>                                    |   |           |
| <i>Not energy efficient - higher running costs</i> |   |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC  |           |

