



ea<sup>2</sup>

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




Spirit Quay  
Wapping, E1W

- House Facing the Ornamental Canal
- 3 Double Bedrooms
- 3 Bathrooms
- Kitchen
- Lounge

£1,000,000


# Spirit Quay, E1

Approximate Gross Internal Area 89 sq m / 958 sq ft

 Under 1.5m head height



Floor Plan produced for Ea2 Estate Agency by Mays Floorplans © . Tel 020 3397 4594  
 Illustration for identification purposes only, not to scale  
 All measurements are maximum, and include wardrobes and window bays where applicable

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>		<b>74</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.