



ea²

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



St Johns Wharf
Wapping, E1W

- Impressive Warehouse Conversion Boasting over 1,350 sq. ft of Living Space
- Large Open Plan Reception and Fully Fitted Kitchen
- 2 Sizeable Bedrooms
- 2 Modern Bathrooms
- Walking Wardrobe and Utility Room

£800 Per
Week

ST. JOHNS WHARF

APPROXIMATE GROSS INTERNAL AREA 1368 SQ. FT. (127.1 SQ. M.)



SECOND FLOOR



This plan is for layout guidance only. Not drawn to scale unless stated. All fixtures and floor coverings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and complete fittings before making any decisions about your home. Please be advised that circumstances may change and we do not have the benefit of reviewed any building regulations or planning permission in relation to works carried out to the property (02348214).

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	76	
(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	



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.