



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	78
England & Wales	EU Directive 2002/91/EC	



Merchant Court
Wapping
E1W

£645 Per Week

ea2 are pleased to offer for rent this larger than average 2 bedroom, 2 bathroom warehouse conversion set within this secure development with porter and parking. The property comprises of a spacious Reception, a modern fully fitted Kitchen, 2 large Bedrooms with fitted wardrobes and 2 modern Bathrooms. Character features including cast iron beams and exposed brickwork. The development offers a Porter, an underground parking and a private residents Riverside terrace. Close to Wapping station and local bus routes. Available 17/07/2024.

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.