



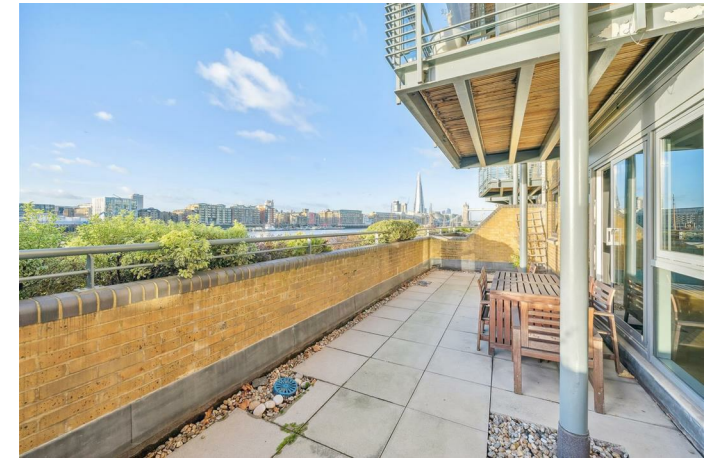
ea²

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



Capital Wharf
Wapping, E1W

ea2 are very pleased to offer for sale this Riverside 2 double bedroom apartment with private terrace on the first floor of this exclusive and popular development in West Wapping. The apartment comprises of a large Reception, a separated fully fitted kitchen, 2 double bedrooms facing the river with fitted wardrobes and 2 bathrooms. Private secluded terrace with panoramic views of the River Thames, Tower Bridge and the Shard. 24 Hour concierge. Residents Gymnasium. Video entry-phone system. Secure underground parking space. Close to St Katharine's Docks, Tower Hill and Wapping stations, local bus routes and within walking distance of the City of London. Local amenities to include 'Waitrose' supermarket and a parade of shops in Wapping Lane. Being offered chain free.

Asking Price
£1,200,000

Capital Wharf, Wapping High Street, E1W

Approximate Gross Internal Area = 1018 sq ft / 94.6 sq m

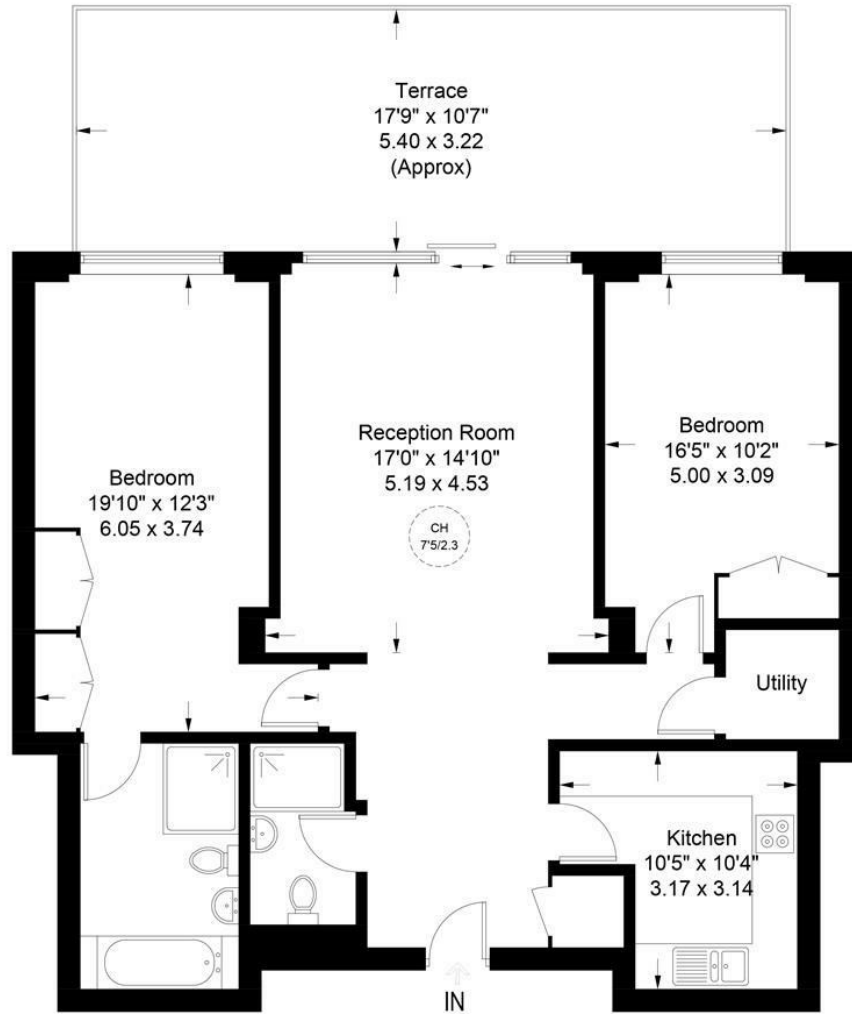



Illustration for identification purposes only, measurements are approximate, not to scale. (ID928216)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	82
(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.