



ea²

020 7702 3456
enquiries@ea2group.com
www.ea2group.co.uk

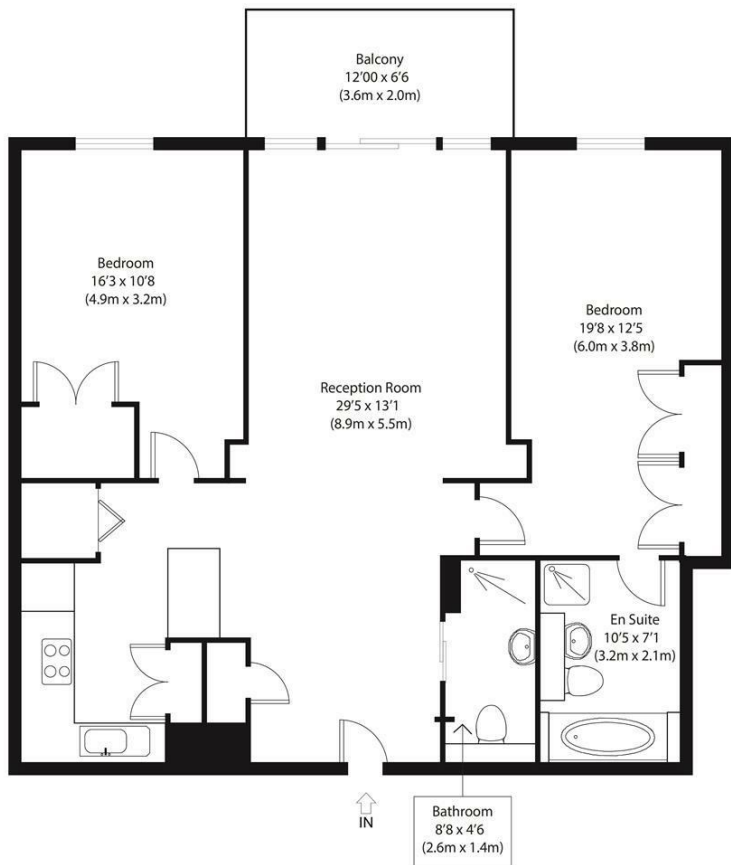
35a Wapping High Street, Wapping, London E1W 1NR



Capital Wharf
Wapping, E1W

- Exclusive and Popular Riverside Development
- Large and Bright Reception with Balcony
- Panoramic Views of the River, Tower Bridge and The Shard
- Fully Integrated Kitchen with Breakfast Bar
- 2 Bedrooms with Fitted Wardrobes

£1,200,000



Third Floor
Approximate Gross Internal Area
960 sq ft (89 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ea2.co.uk



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(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.