



ea<sup>2</sup>

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

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



Spirit Quay  
London, E1W

- Freehold town house within this popular West Wapping location
- 2 Reception Rooms with amazing views of the quiet pedestrianised Canal
- Fully Fitted Kitchen
- 3 Double Bedrooms
- 2 Bathrooms and additional Cloakroom

£1,250,000

## Spirit Quay, E1W

Approximate Gross Internal Area = 1229 sq ft / 114.2 sq m  
 (Excluding Reduced Headroom / Outside Storage)  
 Reduced Headroom = 4 sq ft / 0.4 sq m  
 Outside Storage = 24 sq ft / 2.2 sq m  
 Outside Area = 855 sq ft / 79.4 sq m  
 Total = 2112 sq ft / 196.2 sq m

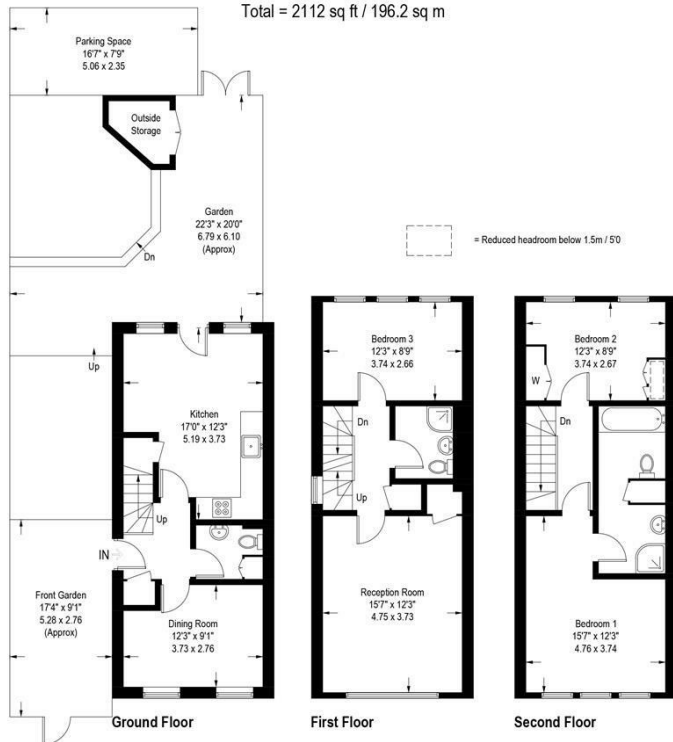


Illustration for identification purposes only, measurements are approximate, not to scale. (ID682894)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</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.