



ea²

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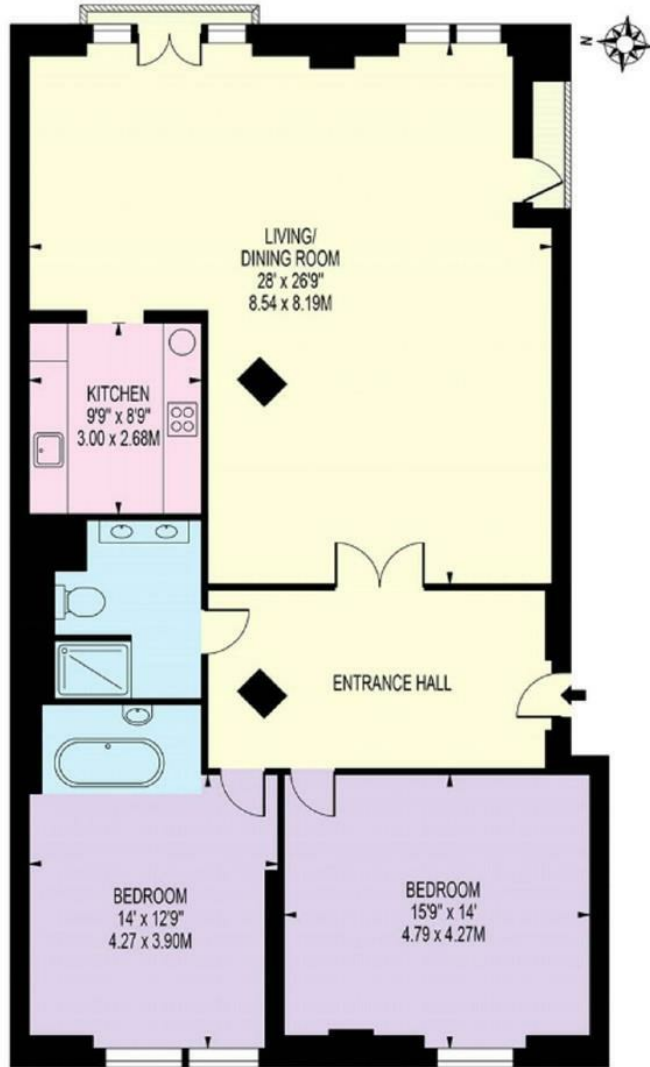
Telfords Yard
London, E1W

ea2 are delighted to offer for sale this impressive 2 bedroom apartment in this characterful and sought-after warehouse conversion near St Katharine's Docks and Tower Bridge. The apartment boasts 1,377 square feet of living space and comprises of a larger than average Reception with dining area, a separate fully fitted Kitchen, 2 double bedrooms with ample storage and 2 modern bathrooms. The bedrooms are well proportioned and the entire property benefits from excellent open space throughout. Character Features include exposed brickwork, cast iron door and high ceilings. Telfords Yard is a picturesque converted warehouse and offers secure underground car parking and 24 hours concierge. The warehouse is ideally located close to St Katharine's Docks with a wide selection of pubs, bars, restaurants and cafes nearby. Only a short walk from Tower Hill stations, DLR links, Wapping Overground Station, and buses right around the corner for an easy access to the City, London Bridge, Canary Wharf or Shoreditch. Share of Freehold. Offered Chain Free.

Asking Price
£850,000

TELFORDS YARD

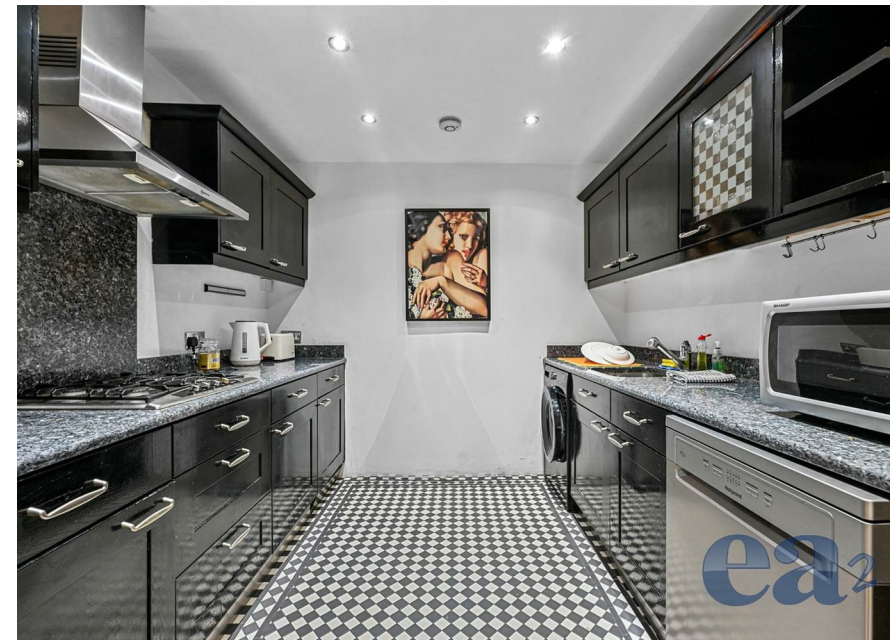
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1364 SQ FT - 126.72 SQ M



SECOND FLOOR
FOR ILLUSTRATION PURPOSES ONLY

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	75	
(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.

Tenure: Share of Freehold with 960 years remaining
 Service Charges: £7,000 pa
 Allocated Paring Space
 24h Concierge