

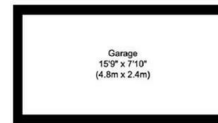


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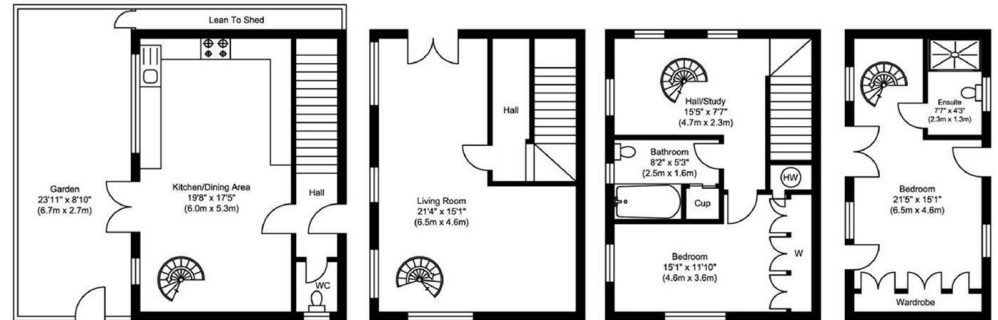
35a Wapping High Street, Wapping, London E1W 1NR



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		
England & Wales		EU Directive 2002/91/EC



Garage
Approximate Floor Area
124.0 sq. ft.
(11.52 sq. m)



Ground Floor
Approximate Floor Area
328.83 sq. ft.
(30.55 sq. m)

First Floor
Approximate Floor Area
328.83 sq. ft.
(30.55 sq. m)

Second Floor
Approximate Floor Area
328.83 sq. ft.
(30.55 sq. m)

Third Floor
Approximate Floor Area
213.34 sq. ft.
(19.82 sq. m)

Wapping High Street, London E1W

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. produced on behalf of Ea2

Wapping High Street
Wapping
E1W
£1,000,000

Rare opportunity to buy a freehold detached House in Wapping - ea2 are pleased to offer for sale this 2 bedroom 4 storey detached house, approx. 1400 sq ft offering a wealth of living accommodation. The property currently consists of spacious kitchen diner with access to patio garden. Ground floor cloakroom. Spacious reception to the first floor with unique spiral staircase leading down to the kitchen diner. To the second floor is a 3 piece bathroom suite, bedroom no.2 and lobby area with spiral staircase to 4th floor. On the top floor is the main bedroom suite with en-suite shower room. Garage. Close to Wapping station and local bus routes. Being offered chain free.

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.