



ea²

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

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



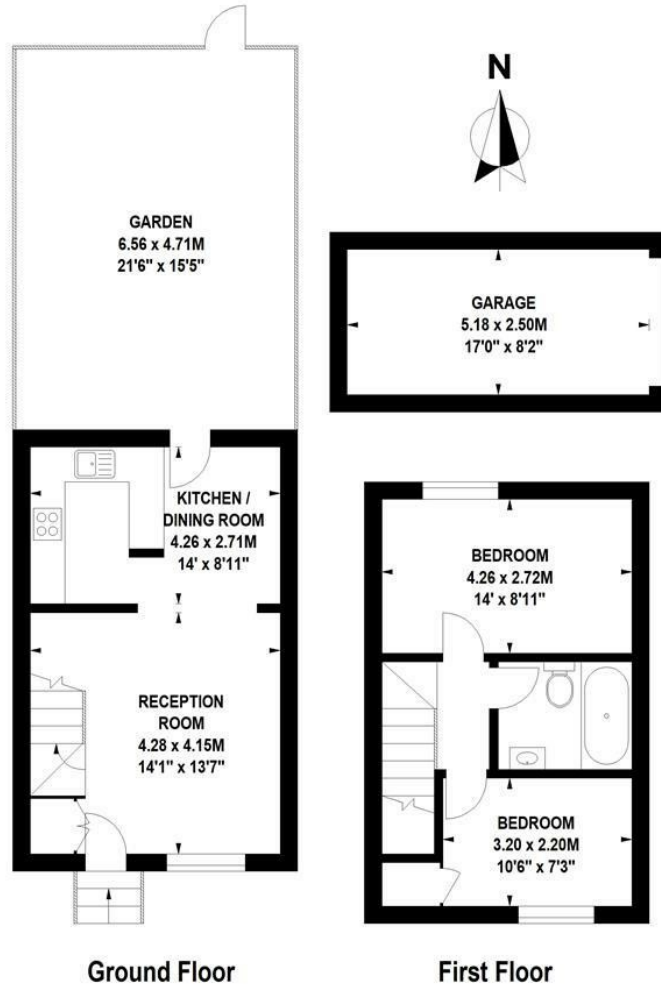
Waterman Way
London, E1W

ea2 are pleased to offer for sale this 2 bedroom 2 storey Freehold House overlooking the canal and located in this quiet cul-de-sac in the very sought-after Waterman Way development in the heart of Wapping. The property comprises of a large and bright Reception with amazing views of the quiet pedestrianised canal, a fully fitted Kitchen, a lovely private Garden, 2 Double Bedrooms and a modern Bathroom. The property further benefits from a Garage. The house is ideally located in West Wapping, 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. CHAIN FREE

Asking Price
£815,000

Waterman Way, E1

Approximate Gross Internal Area 60 sq m / 646 sq ft
Garage Area 13 sq m / 140 sq ft



Floor Plan produced by Mays Floorplans © . Tel 020 3397 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(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.