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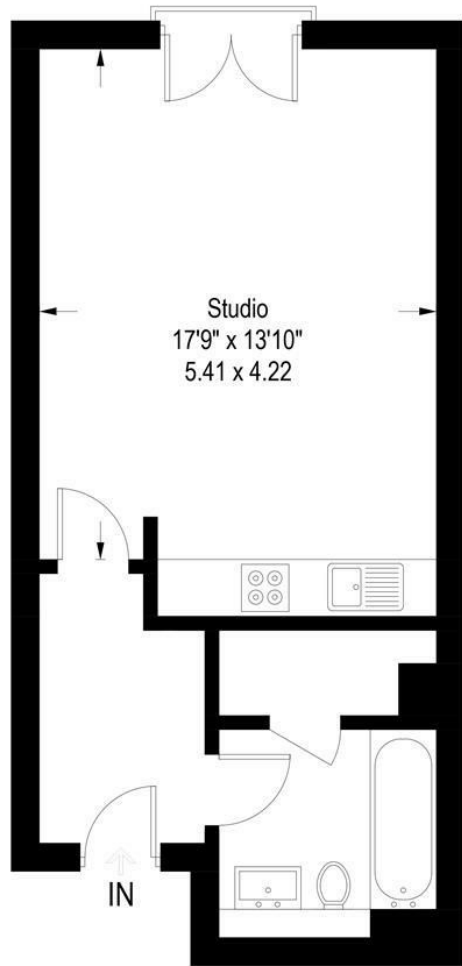
## New Crane Wharf Wapping, E1W

ea2 are pleased to offer for sale this large Studio apartment on the 1st floor of this popular Warehouse Conversion, New Crane Wharf. The apartment benefits from a spacious and bright Reception, an open plan Kitchen with integrated appliances and a modern Bathroom. New Crane Wharf further benefits from a 24 hour Porter in the lovely courtyard and an Underground Secured Parking. Ideally located in 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 or Shoreditch. Rent achieved approx. £1,550pm. Offered Chain Free.

Guide Price  
£285,000

# New Crane Place, E1W

Approximate Gross Internal Area = 407 sq ft / 37.8 sq m



## First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID906597)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</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.