



ea²

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

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




Bell Cottage St Katharine's Docks E1W

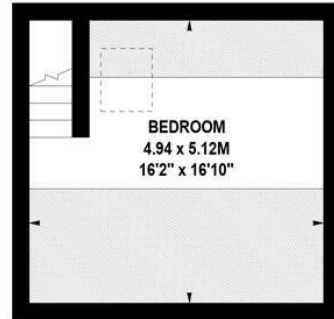
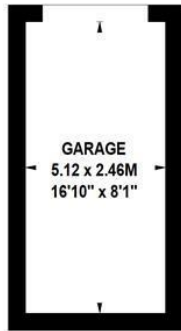
ea2 are pleased to offer for sale this characterful Freehold House Bell Cottage with a private Terrace on St Katharine's Docks. The house comprises of a contemporary open plan Reception and modern Kitchen, a private terrace offering outstanding views of the Marina, 2 double Bedrooms, a modern Bathroom, and a loft room on the 2nd floor that can be used as a guest room or an office. The house also comes with a spacious Garage located in front of the property. Ideally located right in St Katharine's Docks with a wide selection of bars, restaurants and cafes nearby. Only a short walk from Tower Hill Stations, DLR links, Wapping Overground Station, and buses on the street for an easy access to the City, London Bridge, Canary Wharf or Shoreditch. Offered Chain Free. This is a must see!

Asking Price
£950,000

Mews Street, E1

Approximate Gross Internal Area 90 sq m / 969 sq ft
 Excluding Garage of Approximately 13 sq m / 140 sq ft

 Under 1.5m head height




Ground Floor

First Floor

Floor Plan produced for Ea2 Estate Agency 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	73	
(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: Freehold
 Service Charges: approx. £390 pa
 Payable to St Katharine's Docks
 Garage