





This beautiful and well decorated cozy, one bedroom warehouse converted apartment in the highly sought after Grade II listed development, Burrell's Wharf Square.

This beautiful and well decorated cozy, one bedroom warehouse converted apartment in the highly sought after Grade II listed development, Burrell's Wharf Square.

This apartment is on the ground floor, secured by fences and fob-only accessible buildings. Well furnished throughout and plenty of natural light courtesy of the floor to ceiling french windows in both bedroom and living space.

Gas central heating is inclusive of rent, a spacious patio and underground parking. The development has further benefits of a 24 hour concierge service, secure underground parking and inclusive use of the leisure facilities - pool, jacuzzi, gym and sauna.

Available 24th April 2025
 EPC - C
 Council Tax Band - E - Tower Hamlets
 Rent - £1550 PCM
 Holding Deposit - £ 357.69
 Deposit - £1788.46
 Tenancy - 12 Months Min

Holding Deposit (per tenancy) — One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). One weeks holding deposit is worked out as the rent amount x 12 / 52.

Security Deposit (per tenancy. Rent under £50,000 per year) — Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy. The deposit is worked out as rent amount x 12 / 52 x 5.

Security Deposit (per tenancy. Rent of £50,000 or over per year) — Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy. The deposit is worked out as rent amount x 12 / 52 x 6.

Unpaid Rent Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

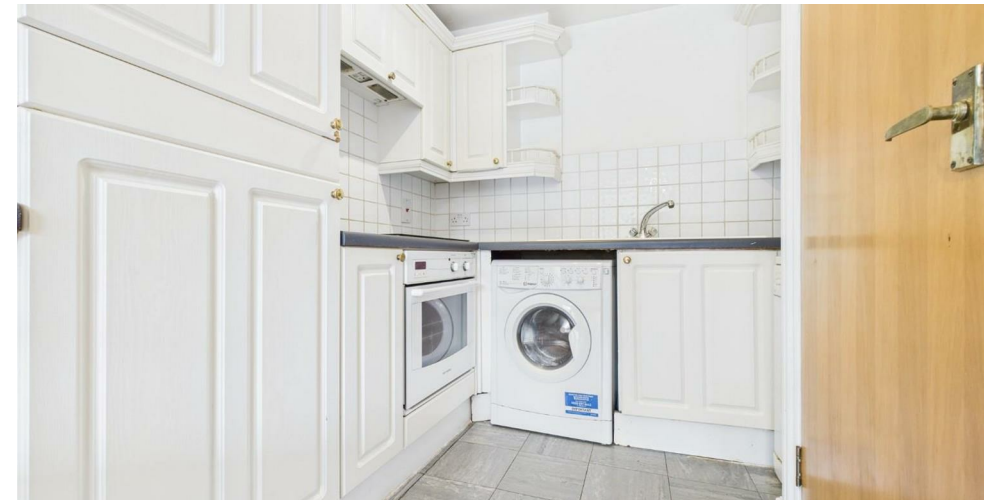
Lost Key(s) or other Security Device(s) Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenant's Request) — £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request) — £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request) Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Utility bills As a tenant you are responsible for all payments in respect to the utilities, communication services, TV licence, council tax and any



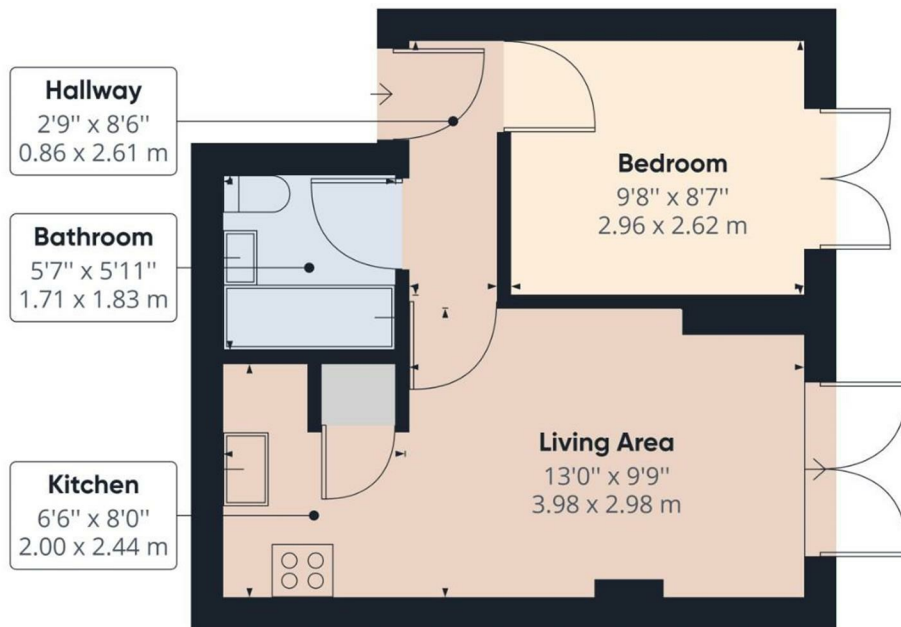


- Furnished Throughout
- Underground Parking
- 24 Hour Concierge
- Grade II listed Development
- Close to Mudchute DLR
- Gas Central Heating included in rent



THE AGENT ON THE QUAYS

Company Reg Number: 08789210 - Registered Office: 12, Station Court, Station Approach, Wickford, Essex, SS11 7AT



Approximate total area⁽¹⁾
323.19 ft²
30.03 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

