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As you enter this property, you are greeted with an open plan living area with exposed brick work and wooden beams giving a rustic yet cosy feel. This space boasts an expansive window, that floods the room with natural light, creating a bright and airy ambiance. With a fully fitted kitchen benefitting from integrated appliances including, oven, hob, fridge freezer and dish washer, this is the perfect area for entertaining guests.

The property also benefits from a double bedroom and family bathroom with bath and overhead shower.

Set within the historic and very popular Grade II listed development Burrells Wharf, you are within close proximity of Canary Wharf's vibrant array of shops, bars and restaurants. Further benefits include 24 hour on site concierge, secure parking for vehicles and bicycles, gymnasium, swimming pool, sauna, jacuzzi and a BBQ courtyard.

The Canary Wharf tube station, served by the Jubilee Line, provides quick and easy access to central London and other major destinations. Additionally, there are several bus routes and DLR (Docklands Light Railway) stations, within walking distance

Rent: £1700 pcm  
Deposit: £1961.53  
Minimum term: 12 months  
Available: June 2025  
EPC Grade: C  
Council tax band: TBC

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







- Spacious throughout
- Grade II listed
- Secure underground parking
- 24 hour Concierge
- Riverside development
- Pool & gym facilities
- Warehouse Conversion
- Available June 2025



**THE AGENT ON THE QUAYS**

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