



## Telfords Yard, The Highway, E1W

WN Properties are delighted to offer for let this spectacular recently converted one bedroom apartment. Presented unfurnished, this characterful and sought after warehouse conversion is situated on the raised ground floor and offers a large open plan reception/fitted kitchen with separate utility room, double bedroom with storage and quality bathroom. Offering secure underground car parking for one car and a 24 hour concierge service, the block is ideally located 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. Available immediately. EPC C.

£2,500.00 pcm

Council Tax Band E

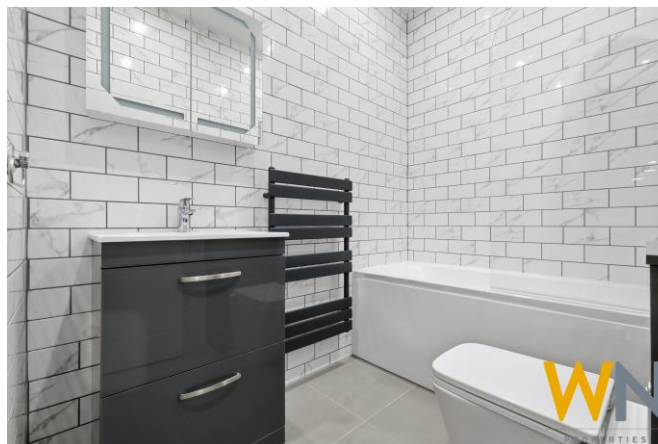
01277 225191  
 lettings@wnproperties.co.uk



Access via courtyard and security door to communal hallway. Entrance door to;

#### Reception Room/Kitchen

24' 0" x 18' 8" max > 14' 5" (7.31m x 5.7m max > 4.41m)  
High gloss tiled flooring with underfloor heating.  
Exposed brick wall and window to side aspect. Built-in storage cupboard. Wall mounted air conditioning unit. Kitchen area comprising; wall and base level units, quartz work surface with contemporary style splashback and inset single bowl stainless steel sink unit with mixer tap. Appliances include four ring induction hob, single electric oven, integrated fridge/freezer and dishwasher. Concealed lighting. Fitted shelving. Access to ;



#### Utility Room

Range of tall, wall and base level units. Quartz work surface with contemporary splashback and inset stainless steel sink unit with mixer tap. Units house washing machine and separate tumble dryer. Continuation of high gloss tiled floor.

#### Bedroom

12' 2" x 9' 9" (3.70m x 2.97m)  
Exposed brick wall and window to side aspect. Fitted wardrobe and cupboards. Wall mounted air conditioning unit. Carpet.

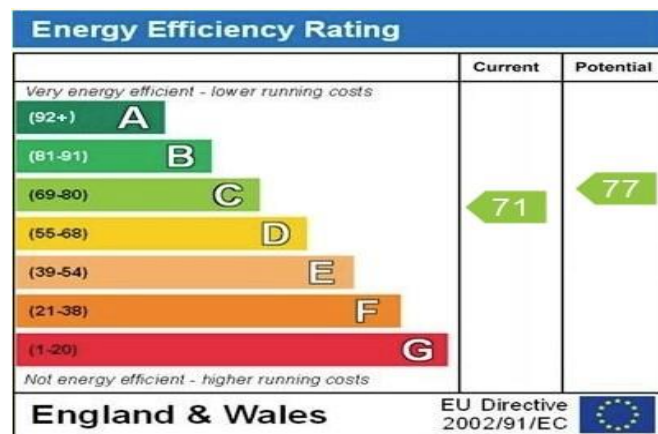


#### Bathroom

White suite comprises; back to wall WC, vanity unit comprising wash hand basin with drawers beneath, panelled bath with shower and over bath shower screen. Tiled walls, wall mounted medicine cabinet. Heated towel rail. high gloss tiled flooring.

#### Exterior

Set off a pleasant courtyard on the raised ground floor with access to a secure lower ground floor car park giving parking for one car in an allocated space. Access to reception/concierge desk.



## HOLDING DEPOSIT

A one week holding deposit is required to secure this property. Please ask for a copy of our 'Guide for Tenants' for a full list of costs applicable to this or any of our properties. Please note your holding deposit is at risk if you withdraw from the transaction or do not disclose something that affects your ability to pass references.