



## 61 WAPPING WALL

E1W 3SJ

£2,800


A larger than average two double bedroom, two bathroom apartment situated in a secure gated development on the Thames. Set on the third floor, this charming apartment offers a good sized balcony and an allocated parking space..

This apartment has been tastefully decorated throughout, offering a large reception. Two double bedrooms with fitted wardrobes and two bathrooms (One en-suite).

Merchant Court is a picturesque warehouse conversion that sits along the Thames Pathway, it offers secure underground car parking, day time concierge and private residents Riverside terrace. Wapping Station and all local amenities are located close by.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D	59		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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