



## 37 SPIRIT QUAY

LONDON, E1W 2UT

£975,000  
FREEHOLD

This beautiful 3-bedroom house is a hidden gem in Wapping, offering a perfect blend of comfort and style.

As you step inside, you are greeted by a spacious reception room, ideal for entertaining guests or simply relaxing with your loved ones. The property boasts three cosy bedrooms, providing ample space for a growing family or those in need of a home office.

The house features a well-maintained bathroom, ensuring convenience and privacy for all residents. Built in 1980, this property exudes character and charm while offering modern amenities for contemporary living.

**Hemmingfords**



APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 1250 SQ FT / 116 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 1125 SQ FT / 103 SQM  
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Spirit Quay  
 19/06/24  
 photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	83
(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	

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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