



REAL  
ESTATE

## Admiralty House, 150 Vaughan Way, London E1W 2AH



- 2 bed - 2 bath
- 2 Balconies
- Lots of storage space
- Underground parking
- Fitness with swimming pool
- Immaculate condition
- Floor to ceiling windows
- Underfloor heating
- Concierge 24/7
- Waitrose supermarket nearby

Spacious 2-bed, 2-bath apartment offering floor-to-ceiling windows, 2 balconies, and a fully fitted open plan kitchen. The master suite includes an en-suite bathroom and fitted wardrobes. The flat benefits from ample storage throughout.

Residents enjoy the convenience of underground parking and a 24/7 concierge and have access to health and well-being facilities, including a gym and a swimming pool.

Built in 2018, the London Dock Development from the renowned Berkeley Group, offers great transport connections, with London Bridge and Tower Hill underground stations just minutes away.

**Offers Over £940,000**

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## Admiralty House, E1W

Approximate Gross Internal Area = 808 sq ft / 75.1 sq m



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

808 sq ft (75.1 sq m) immaculate apartment on the 6th floor of the Admiralty House, London Dock Development by Berkeley Group, with underground parking, concierge, swimming pool and minutes from Tower Bridge.

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