

# CINNABAR WHARF

WAPPING • E1W





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## ***Three bedroom sub penthouse apartment with concierge and parking***

Entrance hall • Reception room • Master bedroom with  
ensuite bathroom and shower

Second bedroom with en suite bathroom • Third bedroom  
with en suite shower room •  
Kitchen • Guest cloakroom

Wine cellar • Wrap around terrace • 24 hour portorage •  
Lift • Two parking spaces

**Price • £5,200,000**

Tenure • Leasehold

Council tax • London Borough of Tower Hamlets

**Fixtures and fittings:** All those items regarded as tenant's  
fixtures and fittings, together with the fitted carpets,  
curtains and light fittings, are specifically excluded from the  
sale. However, certain items may be available by separate  
negotiation.

These particulars are intended only as a guide and must not be relied  
upon as statements of fact. Your attention is drawn to the Important  
Notice on the last page of the text.







## **Cinnabar Wharf Wapping E1W**

An elegant 7th floor apartment located in one of West Wapping's prime residential developments. The property has the most spectacular panoramic views up and down the river and across the city skyline from the principle rooms, taking in some of London's most iconic buildings.

### **Description**

This beautifully presented apartment offers just under 3,000sqft of internal space with an additional 3,000sqft wrap around terrace, perfect for soaking up the river views whilst alfresco dining. Having walked through the entrance hall, you find yourself in a bright and spacious 44' x 29' open plan reception dining area which in turn leads into a fully stocked, high specification kitchen. There are three double bedrooms all with en-suite bathrooms. Further benefits include a separate guest cloak room, utility room and air conditioning. The development has 24 hour concierge and this particular property comes with 2 secure parking spaces.

### **Location**

Cinnabar Wharf is a river fronted development situated just to the east of St Katharine Docks and Tower Bridge. There are a number of shops, restaurants and bars in the Dock and supermarket shopping at Waitrose in Thomas More Square. Public transport is via the 100 bus service to the City and beyond. The Underground at Tower Hill (Circle & District Line) and Tower Gateway DLR. There is also Wapping Overground station (East London Line).

### **Tenure**

Leasehold with approximately 985 years remaining.  
Service charge: Approximately £14,727 per annum  
Ground rent: £500

# CINNABAR WHARF EAST, WAPPING HIGH STREET, E1W

Approximate Gross Internal Area : 277 Sq. metres  
2962 Sq. feet  
Approximate Area of Terrace : 289 Sq. metres  
3014 Sq. feet

