



17 Dock Street (St Katherine's Dock), London, E1 8LJ

£550 Per Week

A large 2 double bedroom, 2 bathroom apartment for rent within this warehouse conversion, easy walking distance of the City and Tower Hill.

Spacious entrance hall, large reception room, modern fitted kitchen, 2 double bedrooms, 2 modern bathroom suites.

Short walk to St Katherines Dock, Tower Bridge, with Aldgate East Tube station, Tower Hill Tube and Tower Gateway DLR stations all on your doorstep!

Comes furnished.

PROPERTY AVAILABLE FROM 26.06.2024

- 2 Double Bedrooms
- Close To The City
- Short walk to Tube & DLR stations
- Comes Furnished
- Close To Tower Bridge
- Available From 26.06.2024
- Large Apartment
- St Kathrine's Dock Close By
- 2 Bathrooms

17 Dock Street (St Katherine's Dock), London, E1 8LJ



WAITROSE & FITNESS FIRST



TOWER GATEWAY DLR



ST KATHERINE'S DOCK



TOWER HILL STATION



ALDGATE EAST STATION



FRONT OF DEVELOPMENT

17 Dock Street (St Katherine's Dock), London, E1 8LJ



KITCHEN



BEDROOM 1



RECEPTION ROOM



BEDROOM 1 VIEW



RECEPTION ROOM VIEW



EN SUITE SHOWER ROOM

17 Dock Street (St Katherine's Dock), London, E1 8LJ



BEDROOM 2 VIEW



BEDROOM 2



BATHROOM



- Third Floor

GROSS INTERNAL MEASUREMENTS
The footprint of the property
63.65 sqm / 685.12 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes mezzanine, structural head height
60.95 sqm / 656.06 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas, etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
2.06 sqm / 22.17 sqft

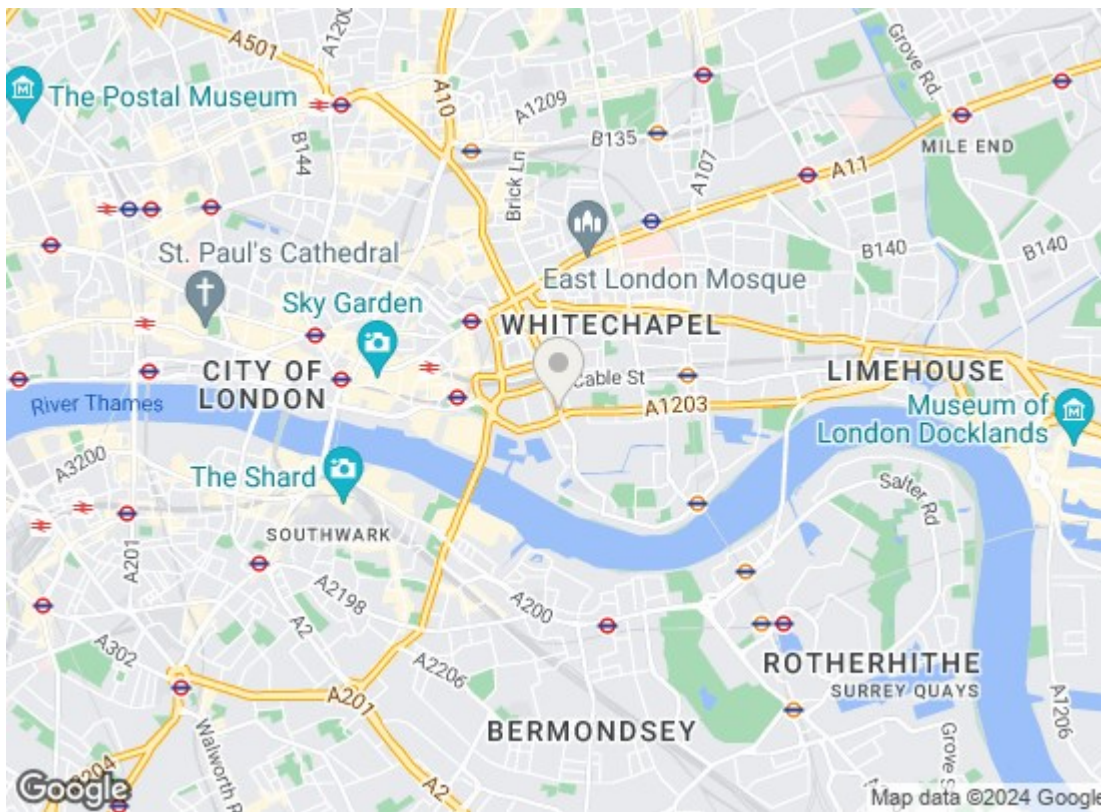
spec Verified

RICS Certified Property Measurer

Spec: Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 2B RESIDENTIAL: 64.03 sqm / 689.21 sqft
IPMS 3B RESIDENTIAL: 61.44 sqm / 663.33 sqft

SPIC ID: 60743451a40b0062b4ab45



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 80 | 82 |
| (69-80) C | | |
| (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 | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales EU Directive 2002/91/EC | | |

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.