



## **Morello House, 12 Leamouth Road, London, E14 OUS**

**£490 Per Week**

ORCHARD WHARF IS LOCATED ON THE BANKS OF THE RIVER LEA AND OFFERS EXCELLENT ACCESS TO CANARY WHARF AND THE CITY VIA EAST INDIA DLR STATION.

This 8th floor apartment offers spacious living and comprises a large reception room with doors to a West facing sun room, the kitchen is very well appointed with "Smeg" appliances and ample storage space. The master bedroom also has floor to ceiling windows facing West and there is a very modern bathroom suite located off the hallway.

COMES FURNISHED

AVAILABLE FROM 16.09.2024

- PART OF ORCHARD WHARF E14
- ONE BEDROOM
- EASY REACH OF THE CITY VIA DLR
- 663 SQUARE FEET/ 62 SQ METERS
- AVAILABLE 16.09.2024
- WEST FACING SUN ROOM
- MORELLO HOUSE E14
- STUDENTS WELCOME
- EXCELLENT ACCESS TO CANARY WHARF
- FURNISHED

**Morello House, 12 Leamouth Road, London, E14 OUS**



**RECEPTION ROOM**



**RECEPTION ROOM**



**KITCHEN**



**BEDROOM**



**WINTER GDN/SUN ROOM**



**BEDROOM**



# Morello House, 12 Leamouth Road, London, E14 0US



BEDROOM



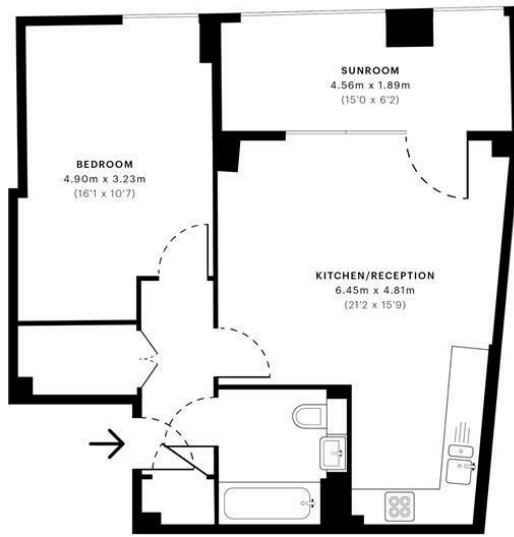
MORELLO HOUSE



BATHROOM



VIEW FROM WINTER GDN/ SUN ROOM



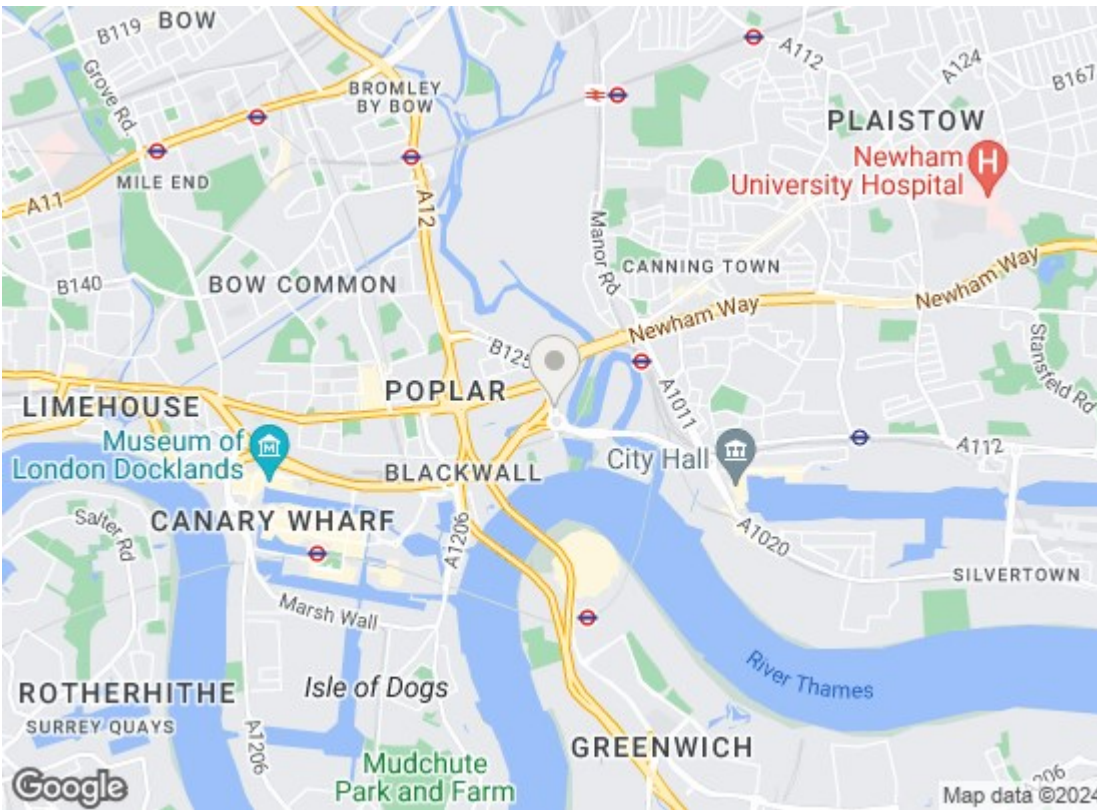
— Eighth Floor

<b>GROSS INTERNAL AREA (GIA)</b> The footprint of the property 61.61 sqm / 663.16 sqft	<b>NET INTERNAL AREA (NIA)</b> Excludes walls and external features Includes circulation areas, restricted head height 57.60 sqm / 620.00 sqft	<b>EXTERNAL STRUCTURAL FEATURES</b> Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft	<b>RESTRICTED HEAD HEIGHT</b> Limited use area under 1.5m 0.39 sqm / 4.20 sqft
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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: 61.35 sqm / 660.47 sqft  
IPMS 2B COMMERCIAL: 57.03 sqm / 613.33 sqft  
SPEC ID: 6295fae09633a0d623c0286



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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 energy efficient - higher running costs</i>		

**England & Wales** 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>		

**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.