



## **Emery Wharf, 1 Emery Way, London, E1W 2AR**

**£600 Per Week**

A 1 BEDROOM APARTMENT ON THE 7th FLOOR OF THIS LUXURIOUS DEVELOPMENT "EMERY WHARF" PART OF THE VERY SOUGHT AFTER "LONDON DOCK" DEVELOPMENT.

This apartment is presented fully furnished and finished to a high standard with both comfort cooling and underfloor heating, timber flooring in the reception room and luxury carpeting to the bedroom. The bathroom is complete with Villeroy and Boch furniture and there is ample storage throughout the apartment.

The apartment has an open plan living area, the kitchen is complete with Miele and Bosch appliances.

The development further benefits from private landscaped gardens, roof terraces and 24 hour concierge. Fully equipped gym with swimming pool, squash court and spa facilities. The development is a short walk to a wealth of local amenities and shops.

Both Canary Wharf and The City are only minutes away on the underground. Wapping, Shadwell, Tower Gateway and Tower Hill stations are all within walking distance.

AVAILABLE FROM 29.11.2024

- AVAILABLE FROM 29.11.2024
- FURNISHED
- WALK TO TUBE & DLR
- WALK INTO CITY
- 1 BEDROOM APARTMENT
- GYM & SPA
- 7TH FLOOR OF EMERY WHARF
- 24HR CONCIERGE
- SWIMMING POOL
- LONDON DOCK



**Emery Wharf, 1 Emery Way, London, E1W 2AR**



**RESIDENTS GYM**



**EMERY WHARF**



**RESIDENTS CINEMA**



**EMERY WHARF**



**SWIMMING POOL**



**VIRTUAL GOLF**



# Emery Wharf, 1 Emery Way, London, E1W 2AR



24H CONCIERGE



KITCHEN



RECEPTION ROOM



BEDROOM



RECEPTION ROOM



BEDROOM

# Emery Wharf, 1 Emery Way, London, E1W 2AR



BATHROOM

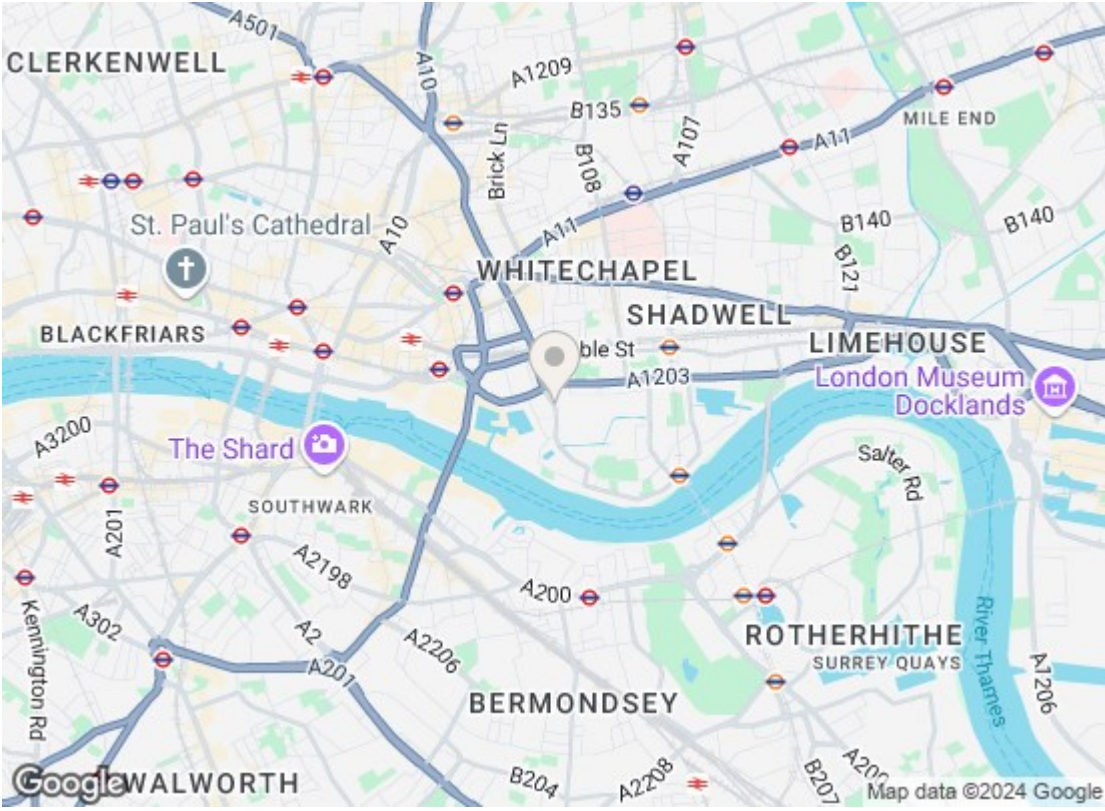


RECEPTION ROOM



VIEW





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	85
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>	94	94
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		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.