



Emery Way, London, E1W 2AS

£730,000

A ONE BEDROOM APARTMENT FOR SALE ON THE 6TH FLOOR OF THIS LUXURIOUS DEVELOPMENT "EMERY WHARF" PART OF THE VERY SOUGHT AFTER LONDON DOCK DEVELOPMENT

This apartment is finished to a high standard with comfort cooling and under floor heating, timber flooring in the reception room, kitchen and hallway and carpeting to the bedroom which has its own dressing room area. The apartment has an open plan living area and the kitchen is complete with Miele and Bosch appliances.

The development offers private landscaped gardens, roof terraces and 24 hour concierge. Fully equipped gym with swimming pool, squash court and spa facilities. The development has beautiful grounds and 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.

Service charge £3,693 per annum
Ground rent £400 per annum
Lease: 999 years from July 1989

*The above information has been provided to Cityzen by the client but not verified and upon entering into a purchase you should instruct a lawyer to check this information.

- 1 BEDROOM APARTMENT
- MASTER BEDROOM WITH DRESSING AREA
- WALK TO TUBE & DLR
- ONE OF LONDON'S TOP DEVELOPMENTS
- FOR SALE
- GYM & SWIMMING POOL
- ON SITE AMENITIES
- 24HR CONCIERGE
- CLOSE TO ST KATHERINES DOCK
- WALK TO SHOPS & SUPERMARKET

Emery Way, London, E1W 2AS



KITCHEN



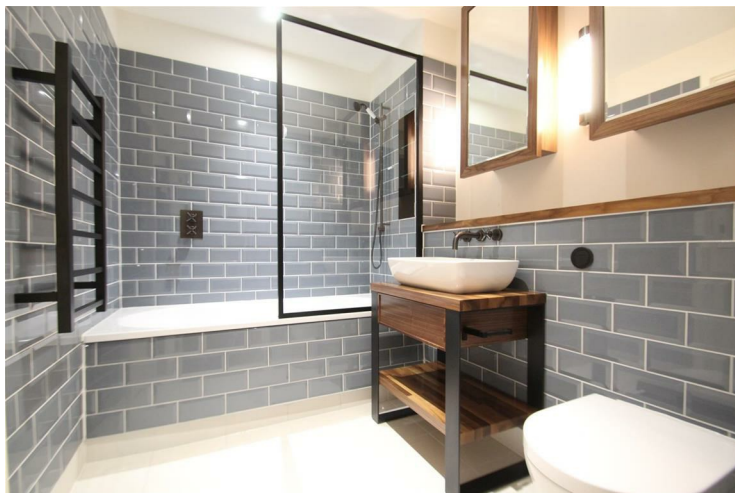
BEDROOM



RECEPTION ROOM



EMERY WHARF



BATHROOM



RESIDENTS CINEMA

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VIRTUAL GOLF



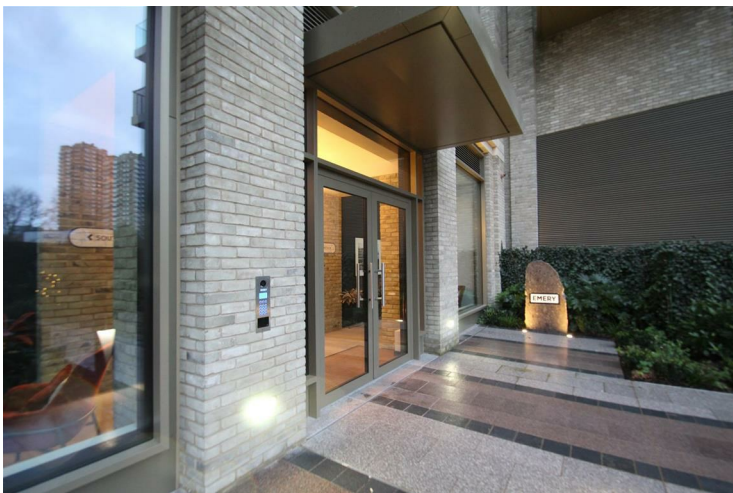
EMERY WHARF



RESIDENTS SWIMMING POOL



24H CONCIERGE



EMERY WHARF



RESIDENTS GYM

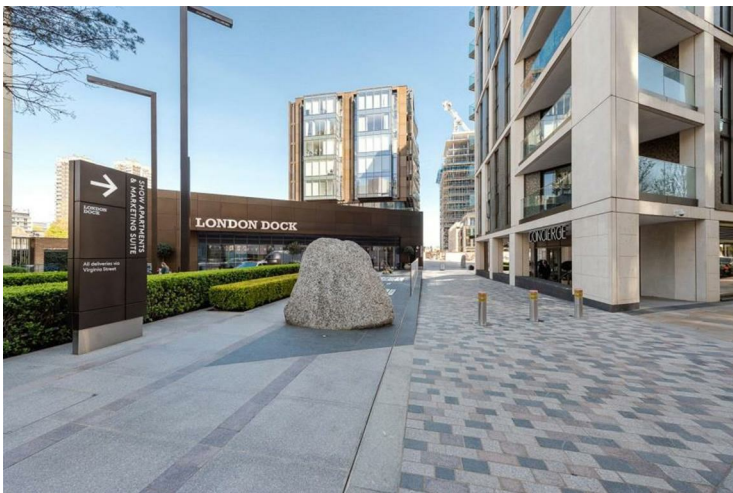
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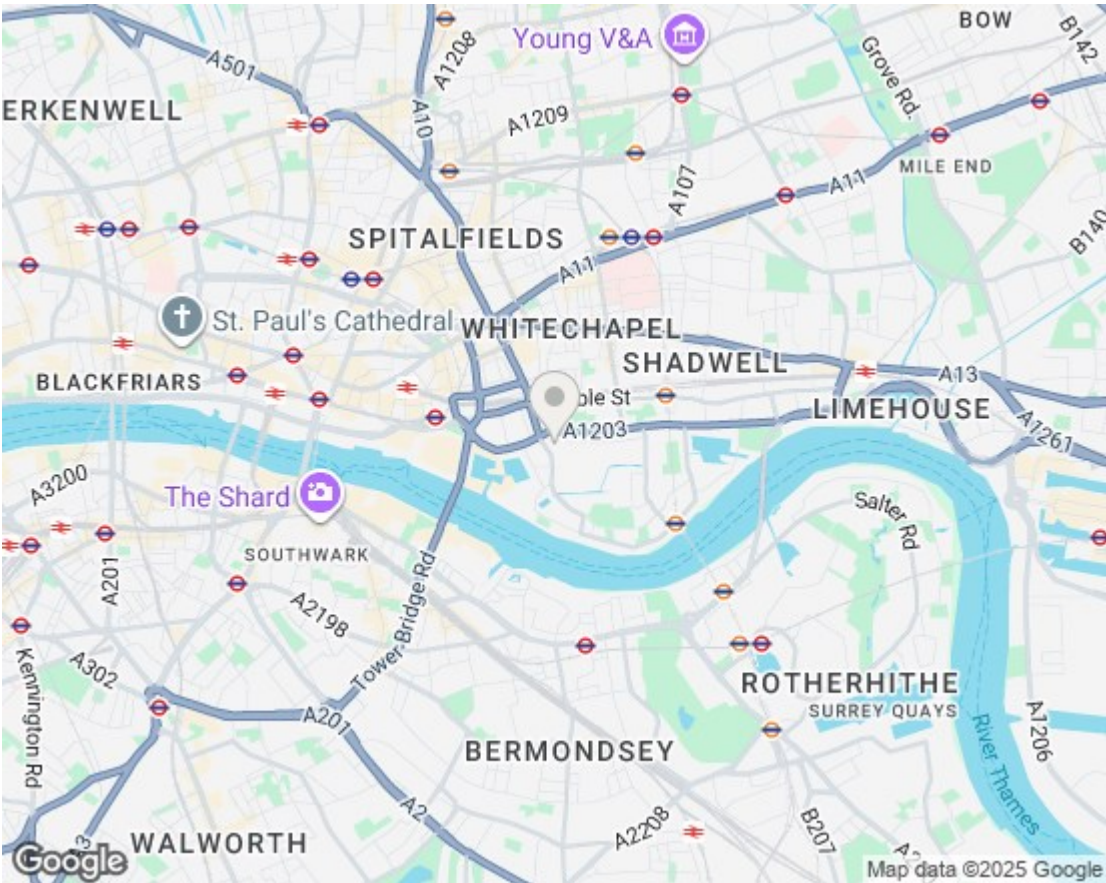
LONDON DOCK



LONDON DOCK



LONDON DOCK



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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.