



## **Cashmere Wharf, 23 Gauging Square, London, E1W 2AW**

**£685 Per Week**

CASHMERE WHARF SITUATED AT NO 23 GAUGING SQUARE IS PART OF "ST GEORGES" STUNNING & SOUGHT AFTER DEVELOPMENT "LONDON DOCK" LOCATED ON THE EDGE OF WAPPING BY ST KATHERINE'S DOCKS, TOWER HILL AND THE CITY

Hotel style facilities are available to tenants including: residents cinema, virtual golf range, swimming pool, sauna, steam room, treatment room, gymnasium and squash court. The 24 hour concierge service is also at residents disposal

This 11th floor apartment comprises large South West facing reception room with open plan luxury fully fitted kitchen, West facing master bedroom with dressing area & luxury bathroom. There is a guest WC located off the hallway as is ample storage cupboards. The specification is high and includes air cooling as well as all the luxury items an incoming tenants would expect from such a property.

THE APARTMENT IS FURNISHED AND AVAILABLE FROM 15.07.2024

- LONDON DOCK
- FULL RESIDENTS FACILITIES
- STUNNING FINISHING
- CASHMERE WHARF
- SPACIOUS ONE BED
- GUEST WC & LUX BATHROOM
- HEATING & AIR COOLING
- 11TH FLOOR
- 646 SQUARE FEET
- FURNISHED TO A HIGH STANDARD

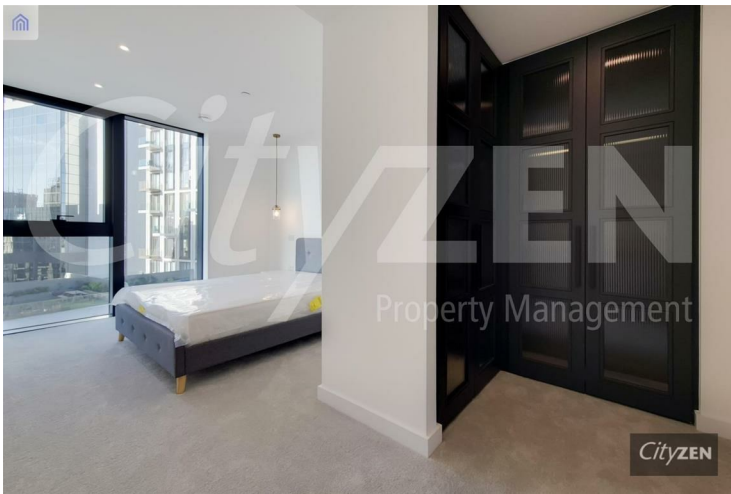
Cashmere Wharf, 23 Gauging Square, London, E1W 2AW



RECEPTION ROOM



RECEPTION ROOM



DRESSING AREA/BEDROOM



BEDROOM



KITCHEN



BEDROOM

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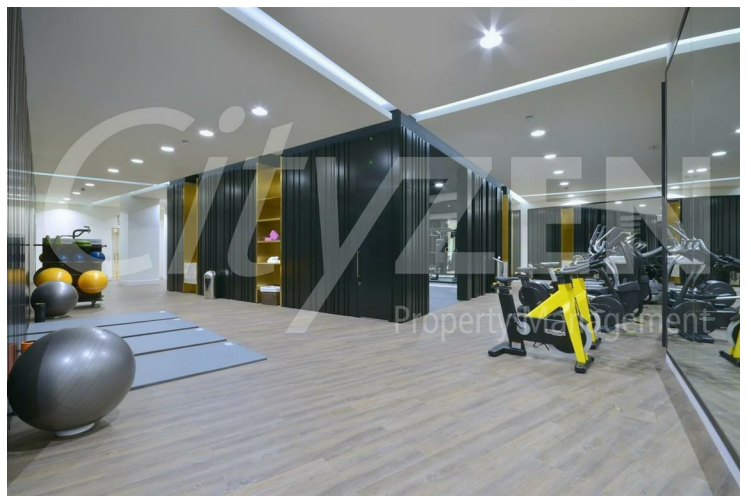
**BATHROOM**



**RESIDENTS GYM**



**GUEST WC**



**RESIDENTS GYM**



**BUILDING ENTRANCE**



**VIRTUAL GOLF RANGE**

**Cashmere Wharf, 23 Gauging Square, London, E1W 2AW**



**CONCIERGE LOBBY**



**RESIDENTS CINEMA**



**TREATMENT ROOM**



**RESIDENTS CLUB**



**RESIDENTS POOL**



**RESIDENTS CINEMA**

**Cashmere Wharf, 23 Gauging Square, London, E1W 2AW**



**LOBBY**



**RESIDENTS LOUNGE**



**LOBBY**



**RESIDENTS SQUASH COURT**



**RESIDENTS LOUNGE**



**APARTMENT ENTRANCE**

# Cashmere Wharf, 23 Gauging Square, London, E1W 2AW



CASHMERE WHARF



RESIDENTS LOUNGE

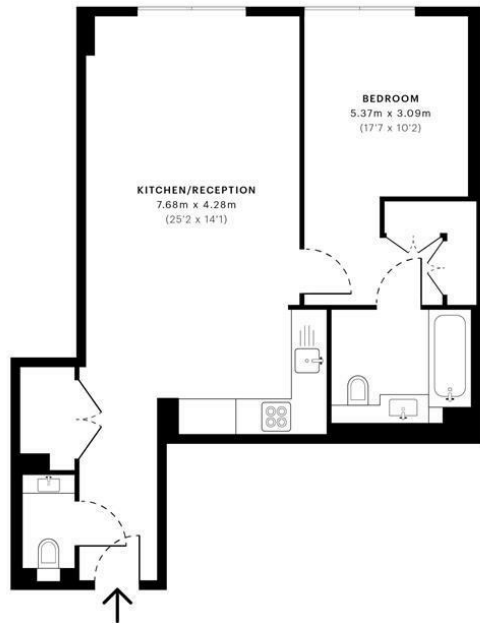


CASHMERE WHARF



CASHMERE WHARF

→ Z



— Eleventh Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the premises  
59.24 sqm / 637.65 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
56.87 sqm / 612.14 sqft

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

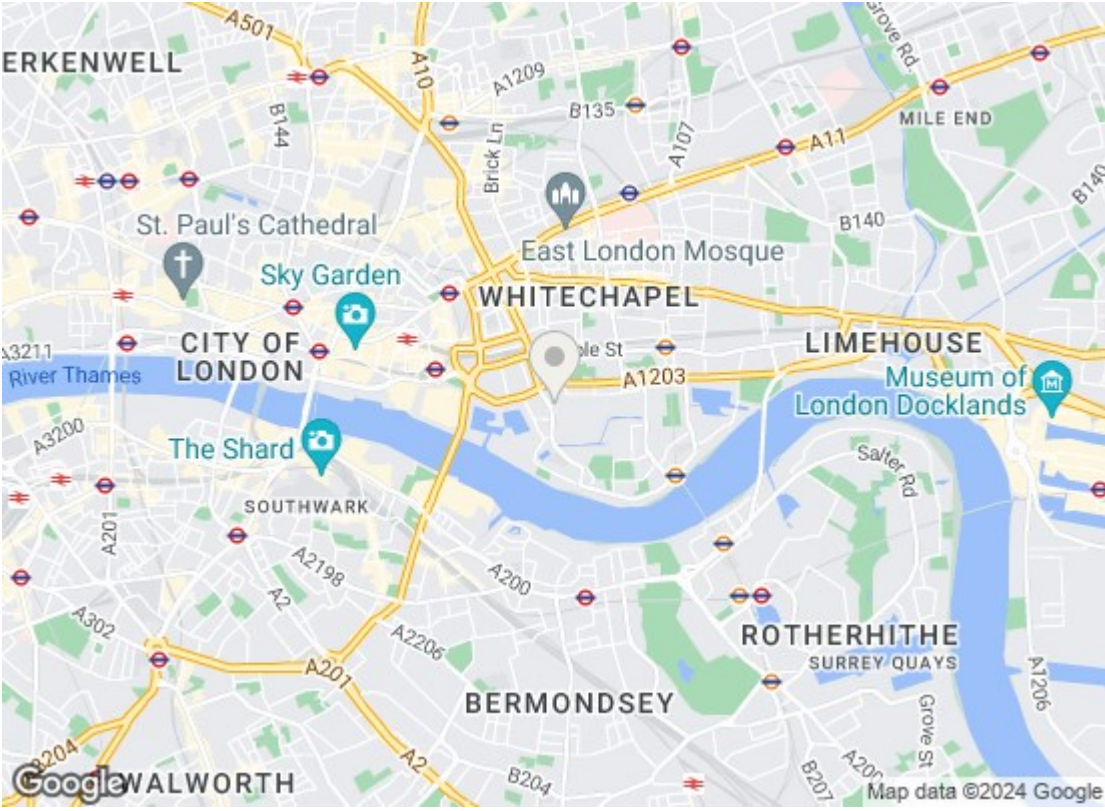
**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.9m  
0.00 sqm / 0.00 sqft

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 3B RESIDENTIAL: 59.68 sqm / 643.39 sqft  
IPMS 3C RESIDENTIAL: 58.02 sqm / 624.52 sqft

spec Verified  
RICS Certified Property Measurer

spec id: 61968899f316310e4c0d047e



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>		
(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.