



SHOW APARTMENTS
& MARKETING SUITE

Gauging Square

London, E1W

Asking Price £815,000

Beautifully present modern one bedroom apartment with balcony. The development is modern with high spec fixtures and fittings. Residents benefit from 24hr concierge and leisure facilities.



Gauging Square

London, E1W

- One Bedroom
- Modern
- Balcony
- Long lease
- Concierge
- Leisure Facilities
- Swimming pool



A stunning one bedroom apartment on the 5th floor of a modern development. The apartment features an open plan kitchen and living room that opens out to a balcony. A master bedroom with ensuite bathroom, built in wardrobes and access to a private balcony. There is also a separate W.C. Residents benefit from 24hr concierge and leisure facilities including pool, sauna, gym, squash court and cinema room.

London Dock is located opposite St Katharine Docks which has a large Waitrose supermarket. It is also very near the River Thames, Tower Bridge and The City of London. Transport links include Tower Hill tube, Tower Gateway DLR, Wapping Overground and the Thames Clipper, which offer excellent connections all over London.

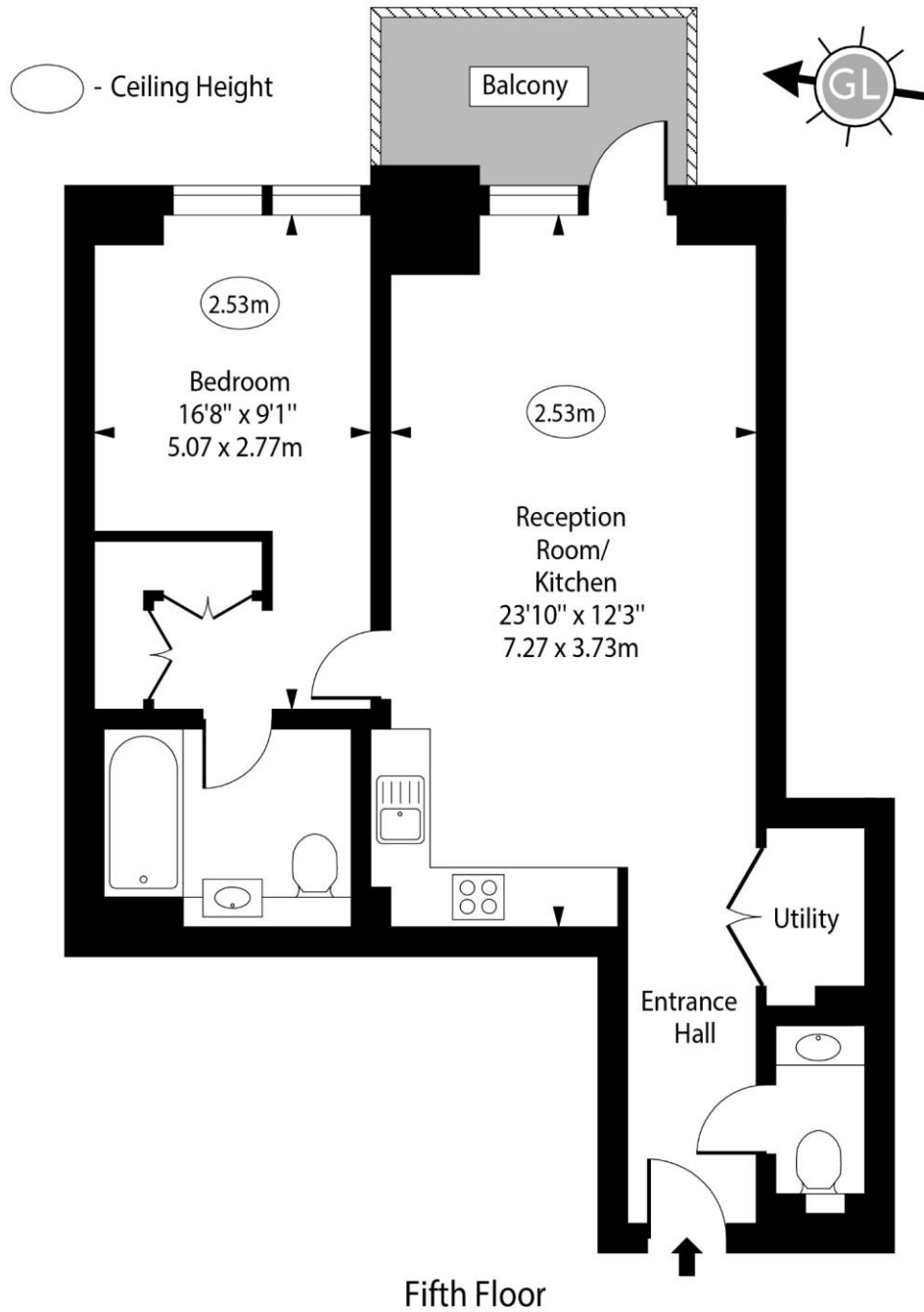
Tenure: Leasehold 965 years 2 months
Service Charge: £3966.44 pa
Ground Rent: £100 pa
Local Authority: Tower Hamlets
Council Tax Band: F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales		EU Directive 2002/91/EC	

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Gauging Square, E1W



Approx Gross Internal Area 593 Sq Ft - 55.09 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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