



ASKING PRICE

£365,000

Cobblestone Square

London, E1W 3AR

A contemporary second floor apartment with a spacious open plan living room, the kitchen is fully fitted with high spec appliances and opens out to a balcony that over looks Tobacco Dock and the London skyline as well as the garden with it's calming water features. There is a separate sleeping area with a double bed that converts into a large dining area and a modern bathroom with a shower and to add to this irresistible package the apartment has been tastefully furnished throughout.

The development benefits from communal gardens, a residents cinema, library, pool, gym and 24 hour concierge.

Cobblestone Square is ideally located in the heart of Wapping, with the pretty St Katherine Docks and Wapping Woods moments away. The flat offers excellent transport links from nearby Wapping High Street, Limehouse and Shadwell stations providing excellent access to both the City and Canary Wharf.

Leasehold: to be confirmed

Service Charge: £3131 per annum

Ground Rent: £400 per annum

Council Tax: Band C







Total Area: 32.8 m² ... 353 ft² (excluding balcony)

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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