



## Prusom Street, Penang House, , London, E1W 3RF

- **\*\*Available 2nd June 2024\*\***
- Permit Parking Available
- Close to Wapping station
- Studio apartment (Second Floor)
- Located In the heart of Wapping
- Council Band B

**£1,450 Per Month**



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## DESCRIPTION

\*\*Available 2nd June 2024\*\*

Studio Apartment in Wapping E1W!







— Second Floor

<p>GROSS INTERNAL AREA (GIA) The footprint of the property 31.96 sqm / 344.01 sqft</p>	<p>NET INTERNAL AREA (NIA) Excludes walls and external features, includes windows, restricted head heights 30.21 sqm / 325.18 sqft</p>	<p>EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft</p>	<p>RESTRICTED HEAD HEIGHT Limited use area under 1.8m 0.00 sqm / 0.00 sqft</p>
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Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans 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.

IPM4 3B RESIDENTIAL 31.46 sqm / 338.63 sqft  
IPM4 3C RESIDENTIAL 30.52 sqm / 328.51 sqft  
spec id: 816c406648bed302b74e1695

### Viewings

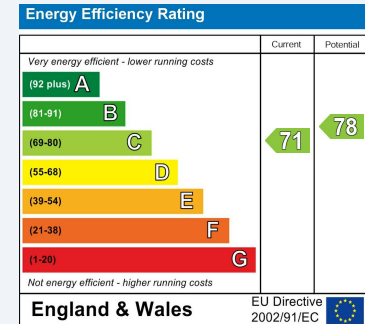
Please contact [towerbridge@hunters.com](mailto:towerbridge@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.