



## Binnacle House, Cobblestone Square E1W

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# Binnacle House London E1W 3AR

Modern one bedroom apartment on the 6th floor of the luxurious 21 Wapping Lane Development

- Luxury one bedroom apartment
- Located on sixth floor
- Views over ornamental gardens toward the City
- Residents gym, spa and cinema room
- Located between City and Canary Wharf
- Excellent travel links and local amenities
- Superb riverside restaurants and pubs close by

Featuring an open plan living, dining and kitchen area with access to one of two balconies looking west towards the City. The second balcony with views over the ornamental gardens is accessed via the well-appointed bedroom with built in wardrobes. To the entrance is a storage cupboard and access to the spacious luxury bathroom

Presented in superb condition throughout with a high-end luxury feel and the added benefit of on-site gym, spa, 24 hour concierge and cinema room, all of which are included in the service charge.

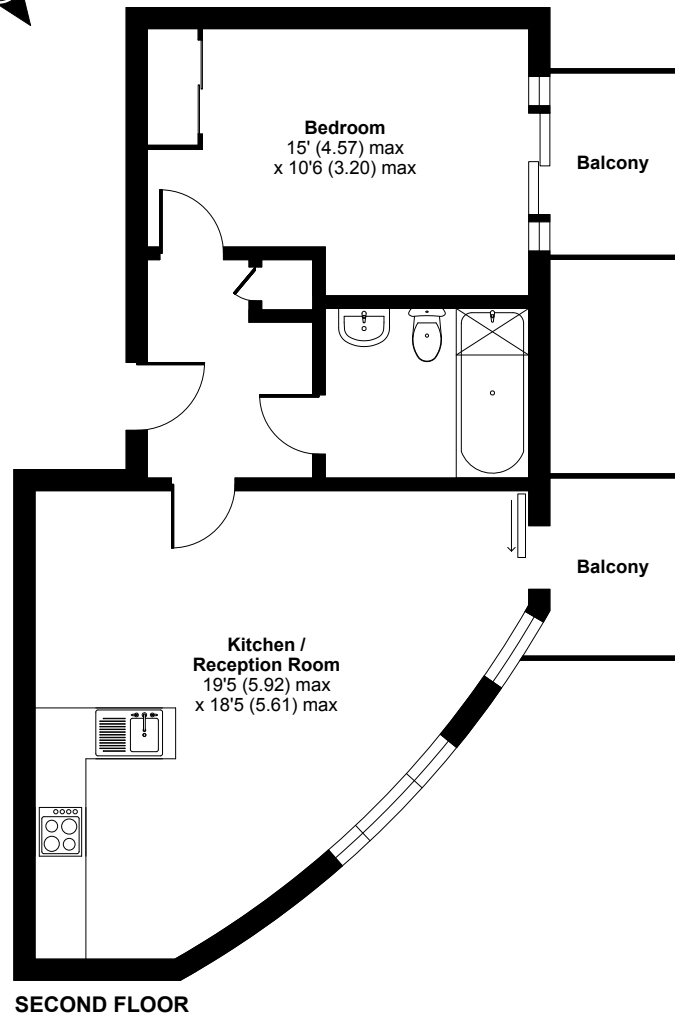
This landmark development is ideally located between the City and Canary Wharf close to many superb riverside restaurants, pubs and the delightful St Katherine Docks with excellent transport links including buses, DLR and overland trains



## Binnacle House, Cobblestone Square, London, E1W

Approximate Area = 551 sq ft / 51.1 sq m

For identification only - Not to scale



<b>Asking Price:</b>	£475,000
<b>Bedrooms:</b>	1
<b>Bathrooms:</b>	1
<b>Leasehold years:</b>	985 approx
<b>Property Style:</b>	Modern
<b>Location:</b>	E1W 3AR
<b>Council Tax Band:</b>	D
<b>EPC Rating:</b>	B
<b>Parking:</b>	No
<b>Nearest Transport:</b>	Wapping
<b>Service charge:</b>	£4500 pa approx
<b>Ground Rent:</b>	£500 pa approx
<b>Sellers Position:</b>	Chain free

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Independent London Lettings for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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