



{ PARKSIDE WEST, E14
£2,000 PER MONTH AVAILABLE NOW

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Parkside West, E14

**£2,000 Per Month
Furnished**

 **1 Bedroom**
 **1 Bathroom**
 **1 Reception**

Features

- One Bedroom, - 9th Floor, - High Specification, - Wooden Flooring, - Open-Plan, - Balcony, - Concierge, - Close to DLR, - Council Tax Band C

Council Tax

Council Tax Band C

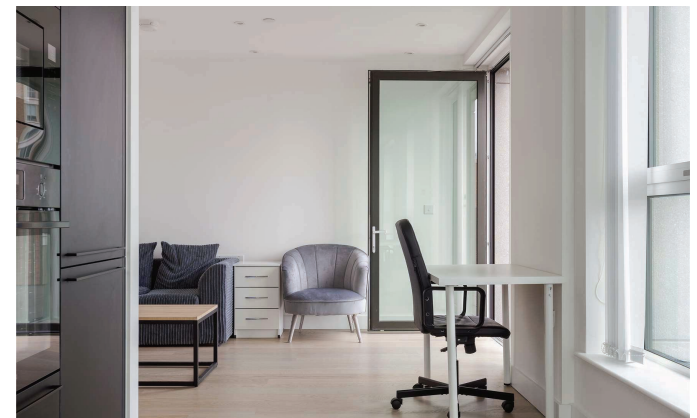
Hamptons

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{ STUNNING ONE BEDROOM APARTMENT IN PARKSIDE WEST. EPC: B.

The Property

This stunning one bedroom apartment is situated on the 9th floor of the new Parkside West development at Blackwall Reach, well positioned for Blackwall DLR and the Canary Wharf Estate. The apartment is furnished and finished to a high specification, with a monochromatic design. The reception room is light and airy, with floor to ceiling windows, wooden flooring and is open plan to the fully integrated kitchen with dining area. The balcony, which is accessible via the reception room is south-east facing and of a generous size. The bedroom boasts built-in wardrobe and there is a bathroom with shower over bath. In addition, there are two storage cupboards to the hallway and there is desk space in both the living room and bedroom. The development offers a concierge service as well as secure entry system with CCTV and underground bike storage. Blackwall DLR station is located approx. 0.1 miles from the property, offering access to the City and Canary Wharf and the Canary Wharf Estate is positioned approx. 0.6 miles from the property. Nearby to the property there are green spaces at Robin Hood Gardens, convenience stores, a Tesco Express, numerous cafes and fitness studios.



Approximate Floor Area = 55.2 sq m / 594 sq ft



Ninth Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #68693

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B	85	85
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Not energy efficient - higher running costs	F		
Very not energy efficient - higher running costs	G		

England & Wales EU Directive 2002/91/EC

