

Basin Approach, London

£2,400 Per Month,

NAPIER WATT

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35 Berkeley Square, Mayfair, London, W1J 5BF













Description

A large (668 sqft / 62 sqm), exceptionally light and airy one bedroom apartment on the 7th floor of this modern building with beautiful views over Limehouse Basin, the City of London and towards the River Thames. Boasting a sizeable balcony accessible from the reception room and the bedroom, floor to ceiling windows, wood floors throughout and a secure underground car park space. The building benefits from 24 hour porterage, lift access and visitor parking. Comprising entrance hall, reception room; open plan kitchen (with dishwasher); bedroom; bathroom and storage cupboard.
Limehouse DLR is a 2 minute walk, taking you into the City in about 10 minutes. Canary Wharf is a lovely 10 minute walk along the picturesque River Thames. A wealth of shops, restaurants, gym and leisure facilities are to be found in this tranquil neighbourhood.
Available furnished or unfurnished for long term rental. Available early January 2027.

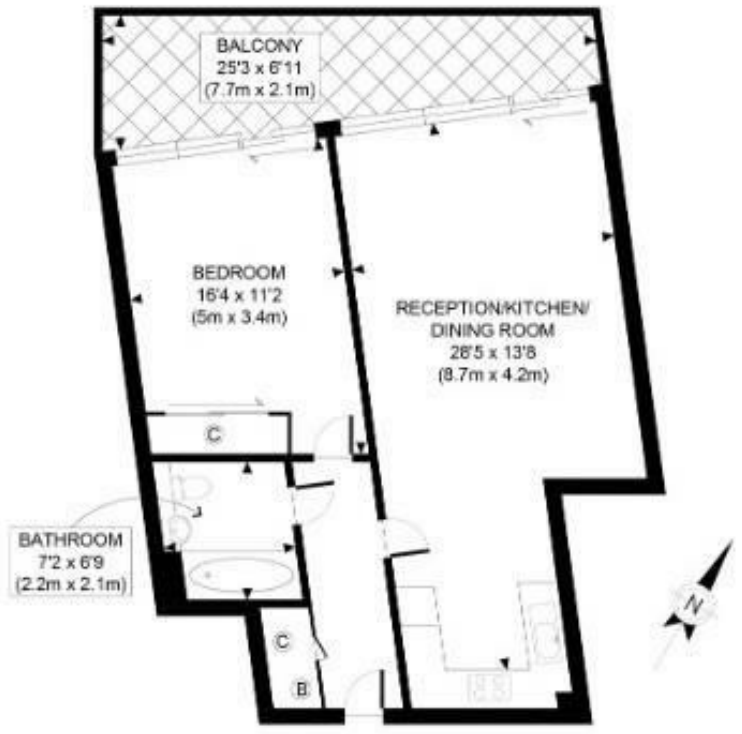
1 Bedroom : 1 Bathroom : Balcony : 24HR Porter : Lift : Tower Hamlets Council Tax Band E : EPC Rating B

Key Features

- MARINA VIEWS
- CITY VIEWS
- 7th FLOOR
- 24 HOUR PORTER
- UNDERGROUND SECURE PARKING
- LARGE BALCONY
- WOOD FLOORS
- GREAT NATURAL LIGHT

Terms

Fees & Charges: Tenancies exceeding £100,000 Per annum £480 inc VAT, Tenancies, Renewals & Extensions where a company is a tenant £480 Inc VAT



SEVENTH FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 668 SQ FT / 62 SQM

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.