



Sample 411 1 Emery Way, London, E1W 2AS

£3,750 Per month



A spacious two-bedroom, two-bathroom furnished apartment in the sought-after Emery Wharf at London Dock, offering approximately 956 sq ft (89 sq m) of well-designed living space with open north-west views towards the City and financial district.

Larger than most two-bedroom apartments in the development, the property features a bright open-plan living, dining and kitchen area, a generous principal bedroom with en-suite, a second double bedroom, a modern family bathroom, and the added benefit of air conditioning throughout.

Residents enjoy access to exceptional facilities including a 24-hour concierge, gym, swimming pool, cinema room, landscaped gardens and a stunning rooftop terrace, conveniently located within the same building.

Ideally positioned for the City, Wapping and Canary Wharf, London Dock offers excellent transport links and an outstanding selection of cafés, restaurants and riverside walks. Photos digitally staged. Available straight away.

Council Tax Band: G
Change of contract fee: £50 including VAT
Lift access | Cladding: EWS1 Certificate available
Holding Deposit - (1 weeks rent, subject to agreed offer)

Electricity supply – Mains | Heating & Mains – Mains | Water Supply & Sewerage – Mains | Lift Access | Cladding: EWS1 Cert. Ask Agent

To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Tower Hamlets Council Website, Planning & Building Control







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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