

TIDE WAITERS HOUSE, BLAIR STREET, LONDON,

£405,000

Situated on the first floor of the sought-after Tide Waiters House, this stylish studio apartment forms part of a modern development built in 2017 and offers contemporary living in an excellent location.

Extending to approximately 551 sq ft, the apartment is bright and well-proportioned, benefiting from floor to ceiling windows and a generous private balcony that enhances the living space and provides excellent natural light. The modern fitted kitchen features a sleek contemporary design, and the property is presented in excellent condition throughout. Further benefits include ample storage and a spacious bathroom fitted with a bath and overhead shower.

Residents enjoy an impressive range of on-site amenities, including a 24-hour concierge service, security patrols, a fully equipped residents' gym, a private media room bookable via the concierge, co-working spaces, and secure bicycle storage.



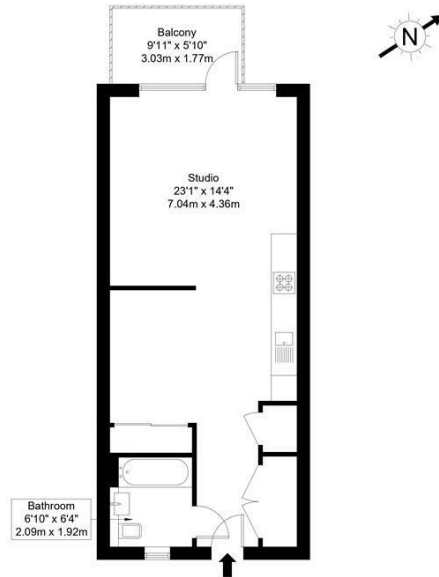
Goldman Greg

Blair Street, E14 0JL

Approx Gross Internal Area = 45.8 sq m / 493 sq ft

Balcony = 5.4 sq m / 58 sq ft

Total = 51.2 sq m / 551 sq ft

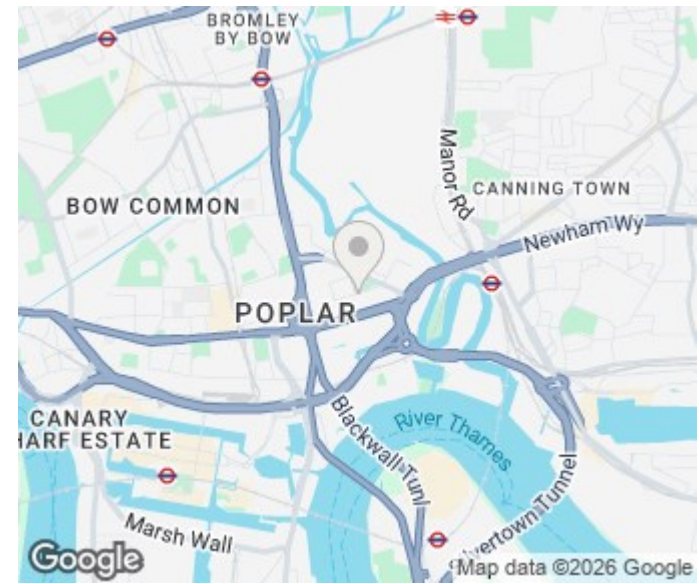


First Floor

Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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