



## FLAT 68 FUSION BUILDING LONDON, E14 0EF

£2,000 PCM

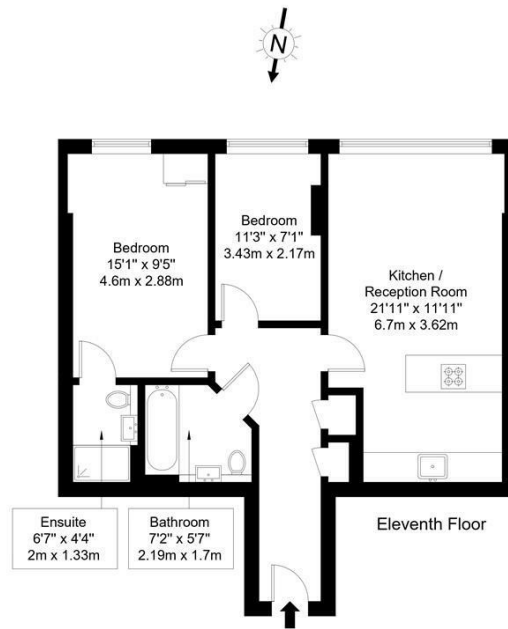
Measuring in at 674 SQ FT of internal space, this modern apartment is situated on the 11th floor of the Fusion Building, located on the East India Dock Road. The property is stylishly finished throughout and benefits from stunning views of the iconic Canary Wharf skyline. The apartment itself comprises of two bedrooms (one of which with en suite bathroom), a large family bathroom and spacious open plan reception and kitchen. The property is offered fully furnished.

The property is ideally located just across the road from All Saints DLR station with direct links in to Canary Wharf within just a few minutes. There are also immediate bus links right outside of your front door towards Central London, the West End and beyond. Residents of The Fusion Building will also have access to the large, communal roof terrace as well as the building's on-site porter/concierge service.

**DouglasPryce**

# East India Dock Road, E14 0EF

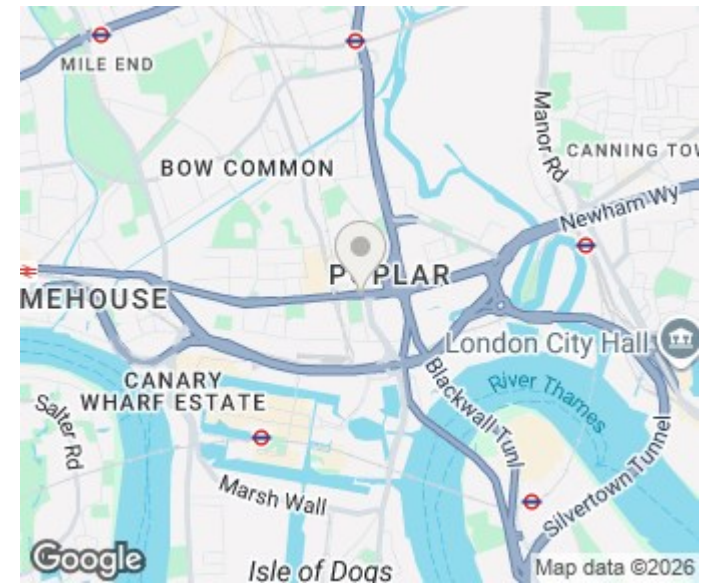
Approx Gross Internal Area = 62.8 sq m / 676 sq ft



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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