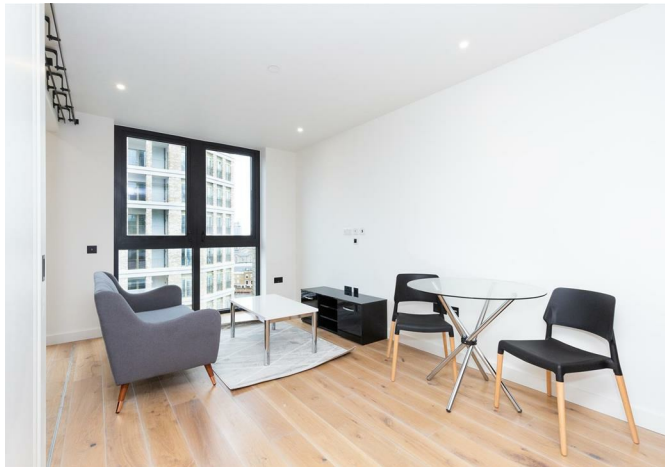




Flat 125 1 Emery Way, London, E1W 2AS

£570,000

LONDON DOCK



## Flat 125 1 Emery Way, London, E1W 2AS

**£570,000**

This studio apartment is located at Emery Wharf, part of the prestigious London Dock by St George. Set in the vibrant area of Wapping, it's just a few minutes from Tower Bridge, the Tower of London, St Katharine Docks, and the City. This development offers a perfect blend of modern living, convenience, and a lively new cultural quarter.

The apartment features a well-planned open layout with clearly defined kitchen, living, and bedroom areas. The sliding screen separates the sleeping area from the living space, providing privacy while maintaining an open and spacious feel. Both areas benefit from floor-to-ceiling glazing, filling the space with natural light and offering stunning city views.

The kitchen is fully fitted with premium integrated appliances. Sleek cabinetry and stylish finishes create a modern, practical space. The bathroom is fitted with high-quality fixtures and a clean, contemporary design. The bedroom area also includes built-in wardrobe space, making it easy to keep the apartment tidy and organised.

Residents enjoy a range of exclusive facilities, including: 24-hour concierge and security, Residents' lounge and workspaces, gym, swimming pool, sauna, steam room, and treatment room. There are other amenities such as Virtual golf, squash court, private cinema, and roof gardens with panoramic views across London.

This studio is ideal for anyone looking for a stylish, comfortable home in a well-connected, central London location.

## Description

Modern Open Plan Living

## Situation

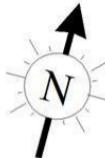


null  
Council Tax Band: F  
Available:



**Emery Wharf,  
Emery Way, E1W**

Approx. Gross Internal Area \*  
**460 Ft<sup>2</sup> - 42.73 M<sup>2</sup>**





**Tenth Floor**

Every attempt has been made to ensure the accuracy of this floor plan  
however, measurements are approximate and for illustration purposes only.  
Measured in accordance with the RICS code of measuring practice. Not to scale  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating					
	Current	Potential		Current	Potential		
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>				<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>			
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p> 				<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p> 			

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