



## **Roosevelt Tower, 18 Williamsburg Plaza, London, E14 9NW**

**£495 Per Week**

AN AMAZING 800 SQUARE FOOT PRIVATE ROOF TERRACE COMES WITH THIS LOVELY ONE BED 3RD FLOOR APARTMENT IN ROOSEVELT TOWER E14

Roosevelt Tower, Manhattan Plaza, is located by Blackwall DLR station, with Tesco Express and a host of local shops and bus stops outside the development.

The apartment is spacious and set over 630 square feet and comprises a spacious East facing reception room with access to a private 45 FT X 25 FT roof terrace, modern fully fitted kitchen, double bedroom with built in wardrobes and a modern bathroom suite

Residents of this building benefit from 24 hour concierge and gymnasium

Comes furnished.  
PROPERTY AVAILABLE NOW

- ROOSEVELT TOWER E14
- 630 SQUARE FT FLAT
- RESIDENTS ROOF GDNS
- WALK TO CANARY WHF
- LARGE ONE BEDROOM
- WELL PRESENTED
- 3RD FLOOR
- 800 SQUARE FT PRIVATE TERRACE
- 24 HR CONCIERGE & GYM
- AVAILABLE NOW

# Roosevelt Tower, 18 Williamsburg Plaza, London, E14 9NW



ROOSEVELT TOWER



RECEPTION ROOM



HALLWAY



RECEPTION ROOM

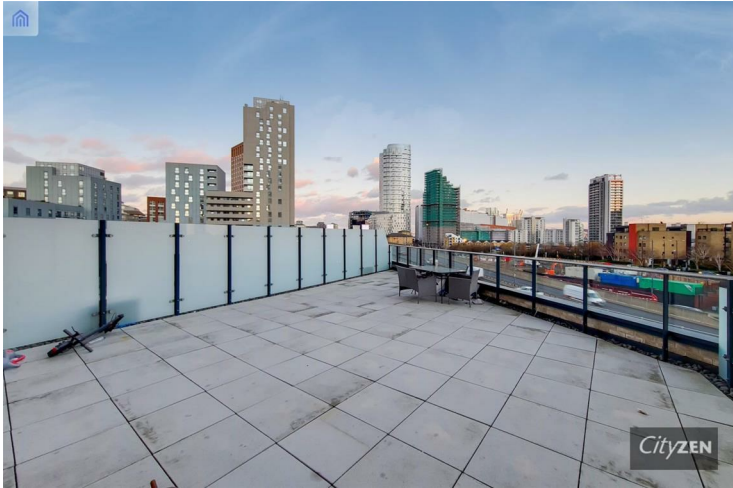


KITCHEN



KITCHEN

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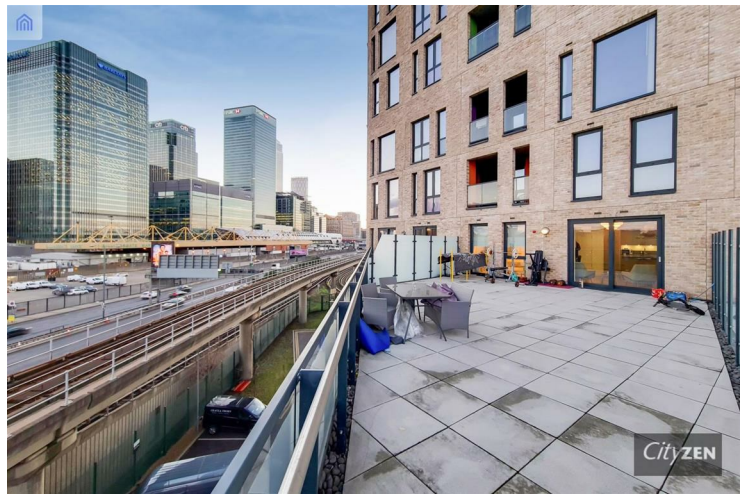
PRIVATE TERRACE



BATHROOM



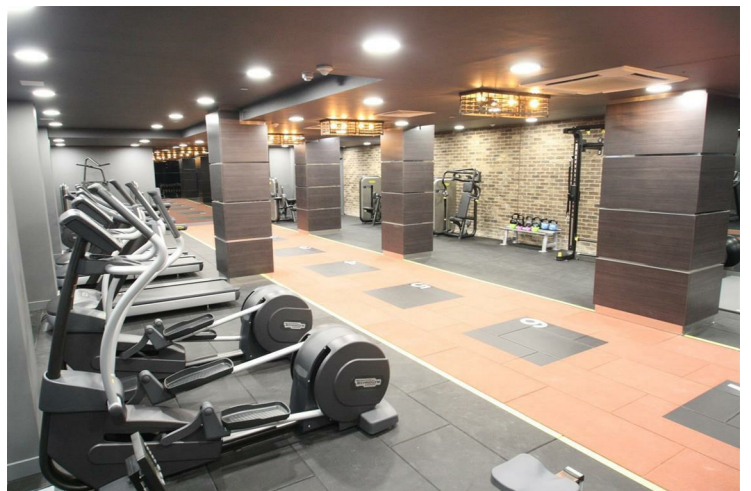
BEDROOM



PRIVATE ROOF TERRACE



BEDROOM



GYM

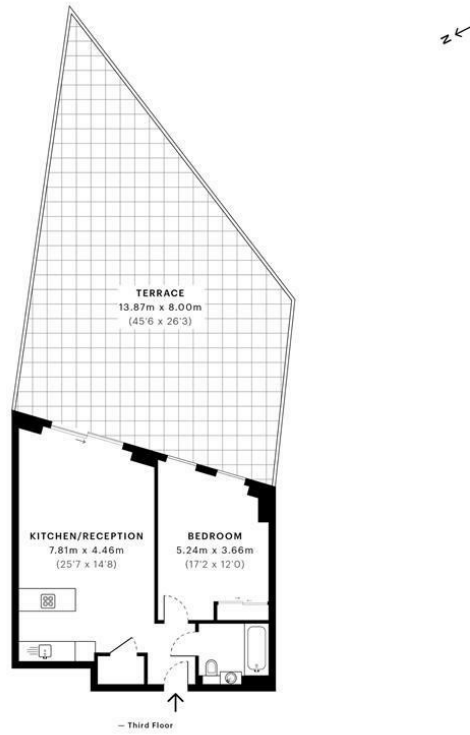
# Roosevelt Tower, 18 Williamsburg Plaza, London, E14 9NW



GYM



RESIDENTS ROOF GDNS



**GROSS INTERNAL AREA (GIA)**  
 The footprint of the property  
 59.19 sqm / 637.12 sqft

**NET INTERNAL AREA (NIA)**  
 Excludes walls and external features  
 Includes measurements restricted head height  
 57.23 sqm / 616.02 sqft

**EXTERNAL STRUCTURAL FEATURES**  
 Balconies, terraces, verandas etc.  
 75.05 sqm / 807.83 sqft

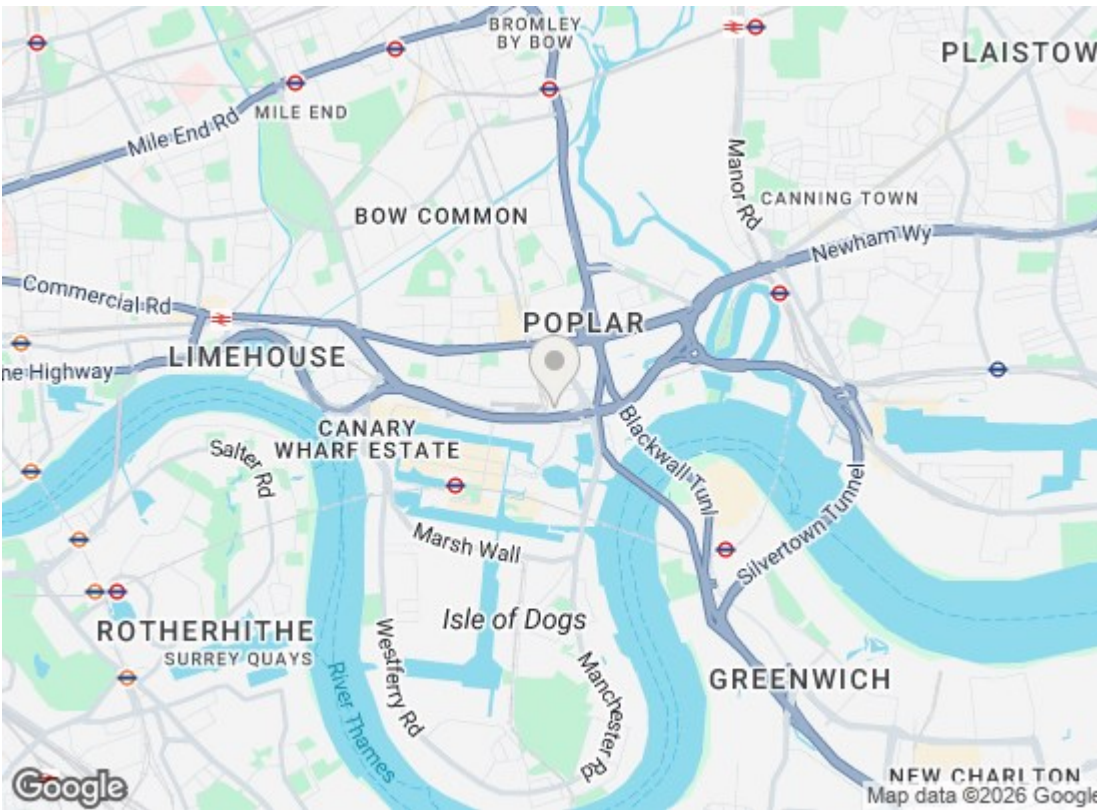
**RESTRICTED HEAD HEIGHT**  
 Limited use area under 1.5m  
 0.00 sqm / 0.00 sqft

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 2B RESIDENTIAL: 134.55 sqm / 1448.39 sqft  
 IPMS 3B RESIDENTIAL: 132.85 sqm / 1430.31 sqft

spec | Verified | RICS | Certified Property Measurer

spec id: 61fab28a69910e6dc1765



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(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		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.