



Let **UK** Home

**2 Bedrooms**

**Flat**

Located in London

**£3,900 Per Month**



[info@letukhome.co.uk](mailto:info@letukhome.co.uk)

<https://www.letukhome.co.uk/>

01795 358 886



# 1 Emery Way London

E1W 2AS



Let UK Home present this spectacular two-bedroom property in Emery Wharf part of London Dock.

This property comprises a large bright open plan kitchen and living room with great views, two double bedrooms(master with wardrobes and en-suite), a large family sized bathroom and ample storage.

Residents of this exceptional development will have exclusive use of indoor swimming pool, sauna & steam room, squash room, virtual golf suite, private cinema, gymnasium, and residents lounge. Furthermore, residents will also benefit from a concierge and an unrivalled selection of shops, bars, restaurants, leisure facilities and beautiful courtyards.

The apartment is located near the riverside, surrounded by beautiful squares and boulevards, close to City of London and St Katharine Docks. The world-famous Tower Bridge is within walking distance. Gauging Square is the center of the entire community, lined with restaurants, cafes and bars. The supermarket-Sainsbury's brings ease and convenience to residents' daily life.

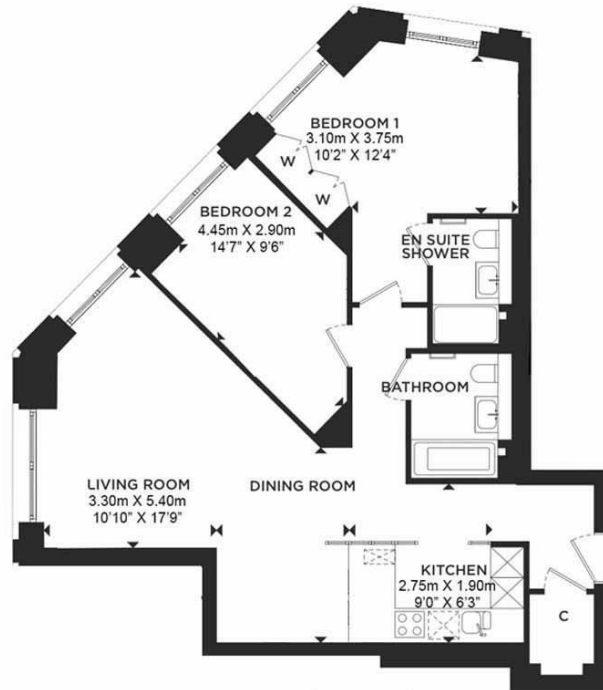
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- 7th Floor
- 24h Security
- The Gym
- Cinema & Game Room
- EPC Rating: B
- Concierge Service
- Swimming Pool
- Virtual Golf Suite
- Parking Space



**Total Gross Internal Area**  
60.4 Sq/m - 650.14 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



Let **UK** Home

3F 2 Eastbourne Terrace  
Paddington  
London  
W2 6LG

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**Council Tax Band: G**

**Local Authority:**

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		87	87
(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		

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