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As you enter this property, you are greeted with an open plan living area with wooden beams giving a rustic yet cosy feel. This space boasts an expansive Balcony doors that floods the room with natural light, creating a bright and airy ambiance.

The property also benefits from a double bedroom and family bathroom with bath and overhead shower.

Set within the historic and very popular Grade II listed development Burrells Wharf, you are within close proximity of Canary Wharf's vibrant array of shops, bars and restaurants. Further benefits include 24 hour on site concierge, secure parking for vehicles and bicycles, gymnasium, swimming pool, sauna, jacuzzi and a BBQ courtyard.

The Canary Wharf tube station, served by the Jubilee Line, provides quick and easy access to central London and other major destinations. Additionally, there are several bus routes and DLR (Docklands Light Railway) stations, within walking distance

Available immediately.

Tenure - Lease Hold

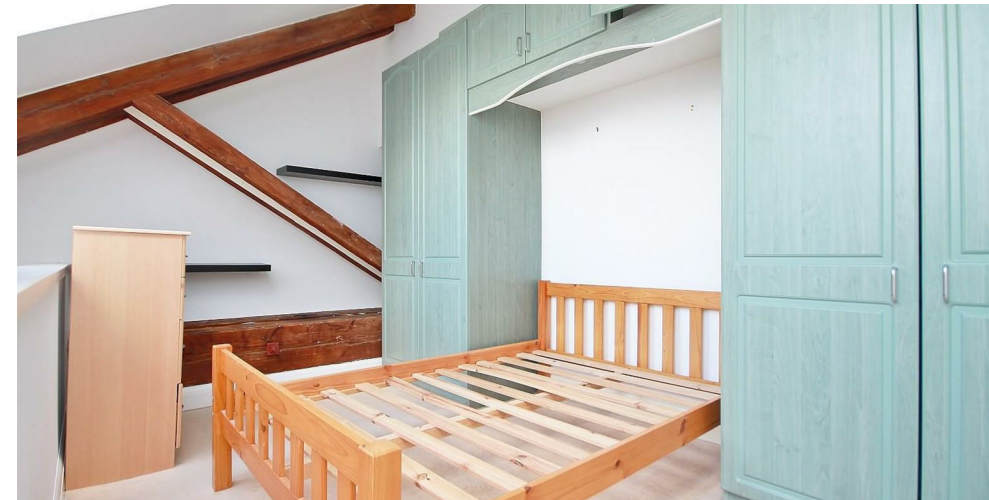
Lease remaining – 88years

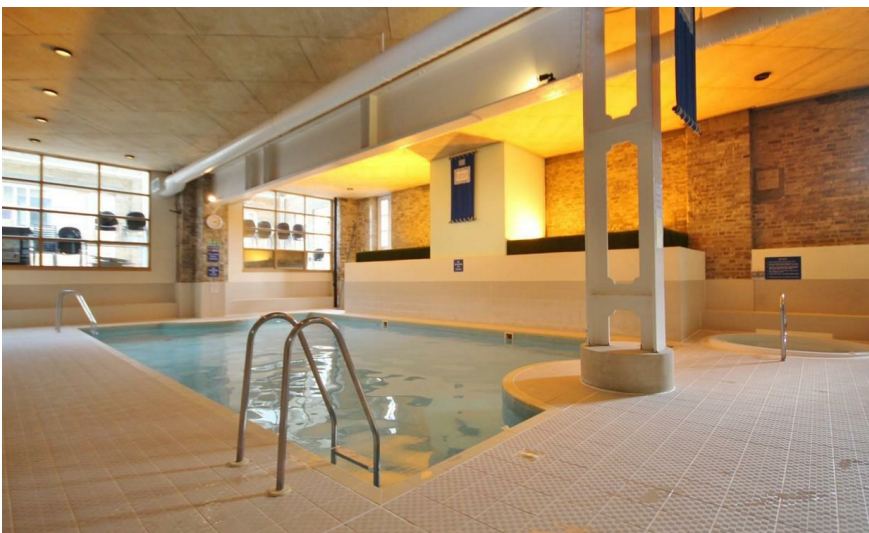
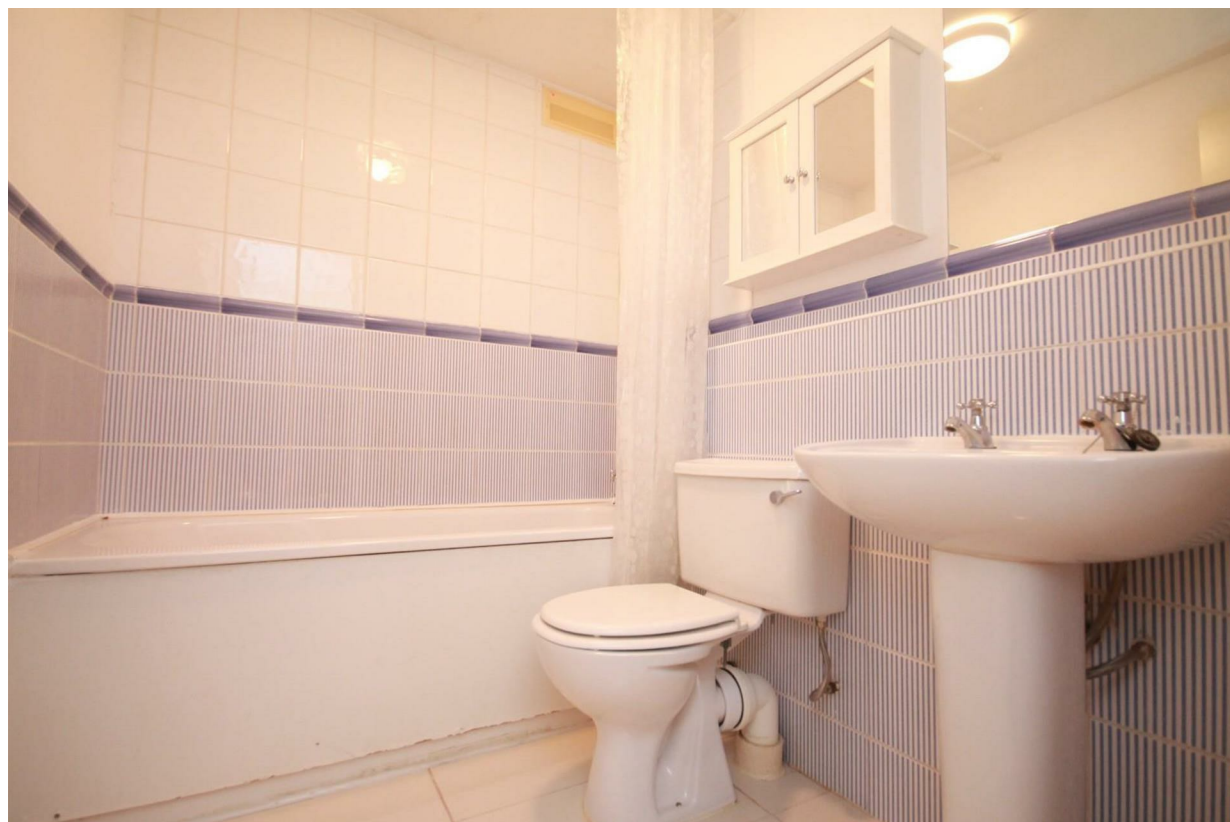
Service Charge - £ 8770.24 pa

Ground Rent - £Peppercorn per annum

Council tax band – TBC

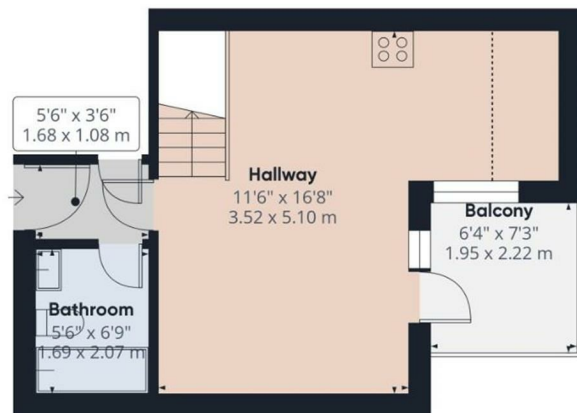
EPC Rating – D



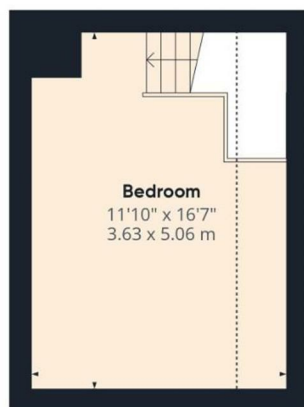


**THE AGENT ON THE QUAYS**

Company Reg Number: 08789210 - Registered Office: 12, Station Court, Station Approach, Wickford, Essex, SS11 7AT



Ground Floor



Floor 1

**Approximate total area<sup>n</sup>**

464.58 ft<sup>2</sup>  
43.16 m<sup>2</sup>

**Balconies and terraces**

46.5 ft<sup>2</sup>  
4.32 m<sup>2</sup>

**Reduced headroom**

43.61 ft<sup>2</sup>  
4.05 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE 360**

