



Forge Square, London, E14 3GY

£554 Per Week

A 2 BEDROOM SPLIT LEVEL MAISONETTE WITHIN A MODERN GATED DEVELOPMENT IN E14 OFFERING EASY ACCESS TO CANARY WHARF AND THE CITY

This spacious apartment benefits from its own front door with the ground floor accommodating a large reception room with access onto the front courtyard, and a semi open plan kitchen. The first floor comprises two double bedrooms and a family bathroom as well as ample storage space.

The development is securely gated and also has a day time porter, Mudchute DLR and Island Gardens DLR stations are within close proximity as are the restaurants, shopping malls and bars of Canary Wharf as well as the Thames path along the River.

FURNISHED
AVAILABLE AUG 19TH

Marketing of On-Site Amenities and Agent Indemnity.

- FORGE SQUARE E14
- TWO BEDS & TWO BATHS
- SET OVER 850 SQUARE FEET
- OWN FRONT DOOR & ACCESS ONTO COURTYARD
- IDEALLY LOCATED FOR CANARY WHARF
- DAY TIME PORTER
- AVAILABLE MID AUGUST
- GATED DEVELOPMENT
- MUDCHUTE DLR / ISLAND GDNS DLR NEARBY
- SPLIT LEVEL MAISONETTE ON GROUND & 1ST FLOORS

Forge Square, London, E14 3GY



RECEPTION



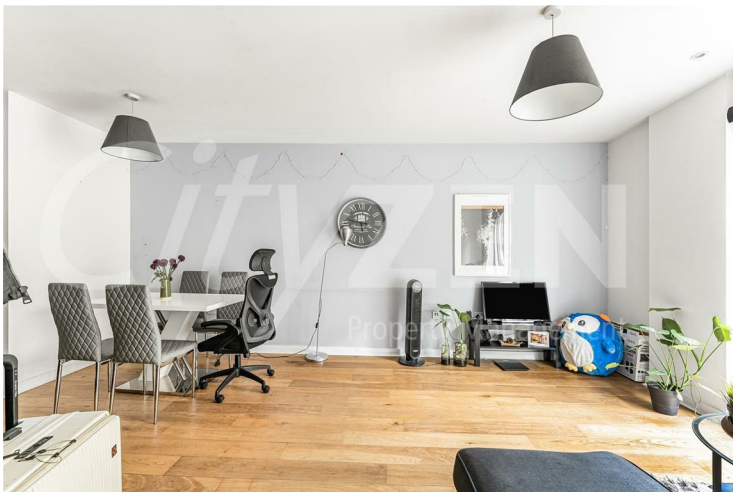
HALLWAY



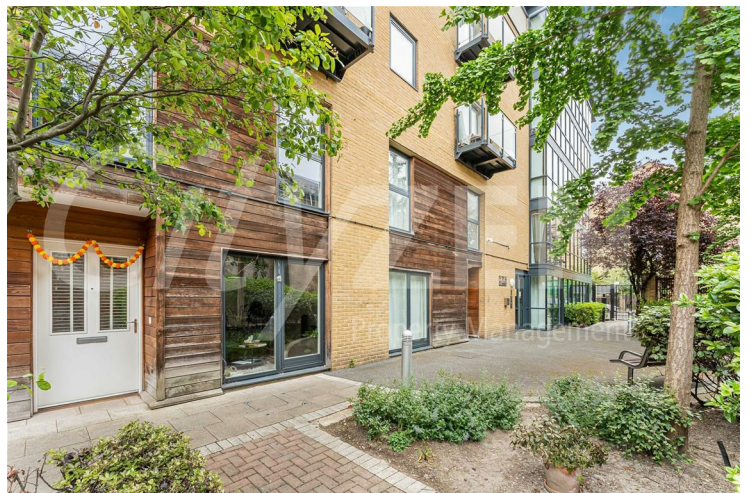
RECEPTION



APARTMENT ENTRANCE



RECEPTION



APARTMENT ENTRANCE/COURTYARD

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FORGE SQUARE



BEDROOM



BATHROOM



BEDROOM



BATHROOM



BEDROOM

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BEDROOM



KITCHEN



BEDROOM

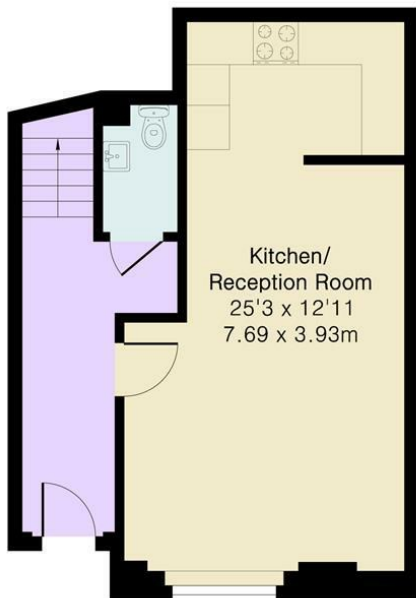


RECEPTION

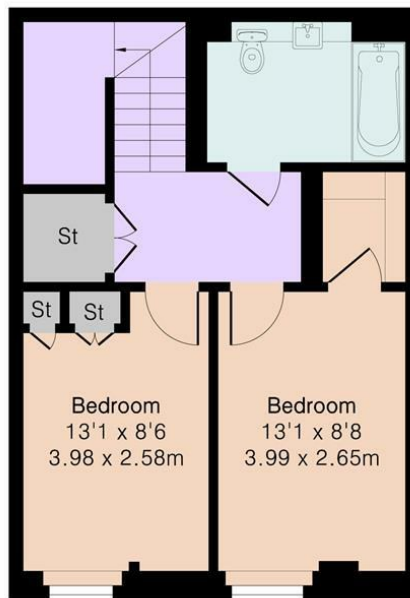
Approximate Gross Internal Area 853 sq ft - 79 sq m

Ground Floor Area 407 sq ft – 38 sq m

First Floor Area 446 sq ft – 41 sq m



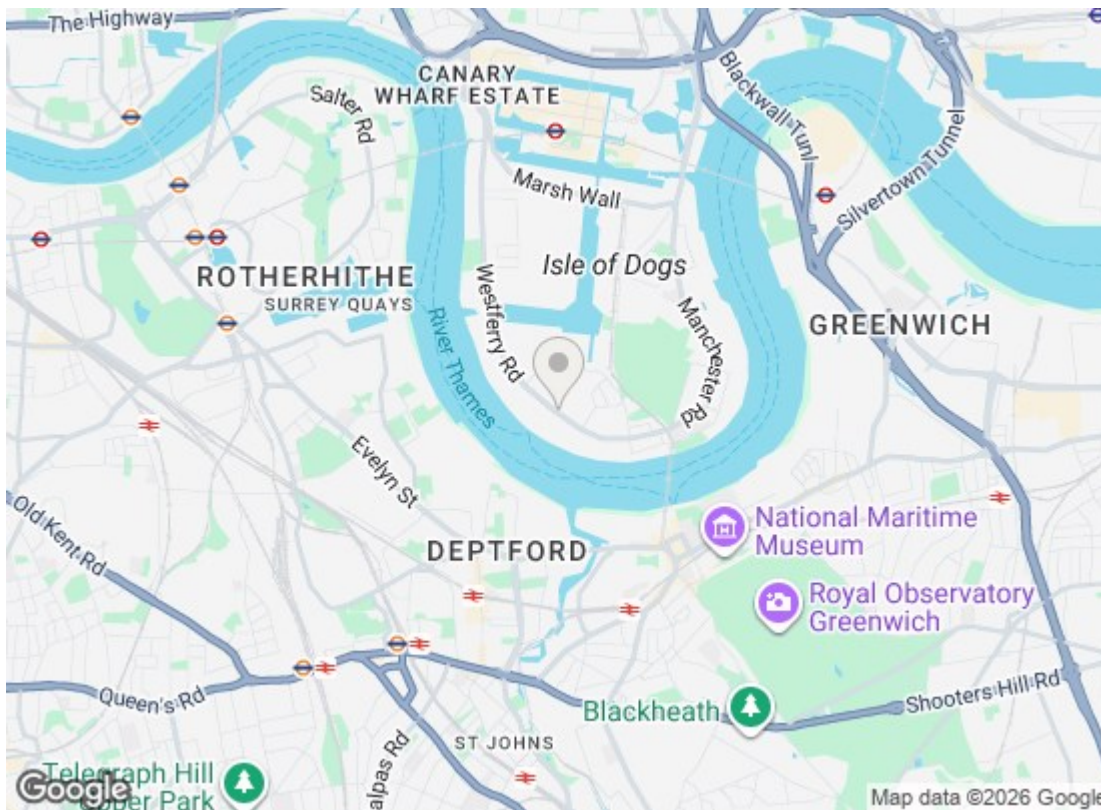
Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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.