CityZEN Property Group
CityZEN, SQB, 77 Marsh Wall,
London, E14 9SH

T: 020 7790 1818
E: info@cityzenproperties.co.uk

www.cityzenproperties.co.uk



Sail Loft Court, 10 Clyde Square, London, E14 7TA

£460 Per Week

A unique and striking 1 bedroom warehouse apartment for rent boasting very high ceilings and exposed brickwork, 'Sail Loft Court' forms part of the 'Royal Quay' development.

Royal Quay is located on the Limehouse Cut canal, within short walking distance of Canary Wharf and the DLR station.

Top specification throughout, open plan living room with luxury fitted kitchen, double height vaulted ceiling, exposed brickwork, solid wood flooring, luxury bathroom suite and fitted bedroom.

Comes furnished. Day concierge.

PROPERTY AVAILABLE FROM 18.01.2027

Marketing of On-Site Amenities and Agent Indemnity.
The Agent is authorised to market the building's on-site amenities by their client (the landlord), including but not limited to the concierge services and gym facilities (collectively, the "Amenities"), based strictly on descriptions and specifications provided by the Client & or the developer. The Agent acts solely as a marketing representative and exercises no operational control, management, or oversight over the Amenities and as such the amenities are subject to change or withdrawal by the freeholder/developer or their representatives.

- Exposed brickwork
- Very high celings
- Available from 18.01.2027
- 1 bedroom
- Day concierge
- Walk to station
- Warehouse conversion
- Wooden beams, large windows
- Furnished to high standard

Sail Loft Court, 10 Clyde Square, London, E14 7TA



RECEPTION ROOM



SAIL LOFT COURT



KITCHEN



RECPEPTION ROOM



BEDROOM



ROYAL QUAY

Sail Loft Court, 10 Clyde Square, London, E14 7TA



ROYAL QUAY



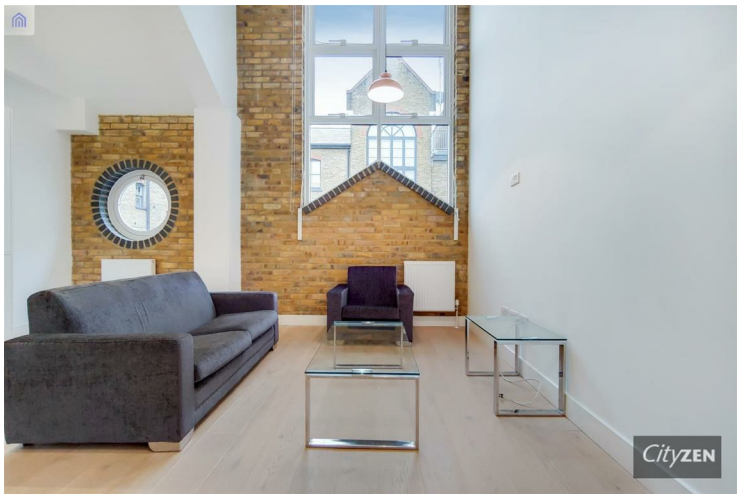
RECEPTION ROOM



KITCHEN



BEDROOM



RECEPTION ROOM



BATHROOM

Sail Loft Court, 10 Clyde Square, London, E14 7TA



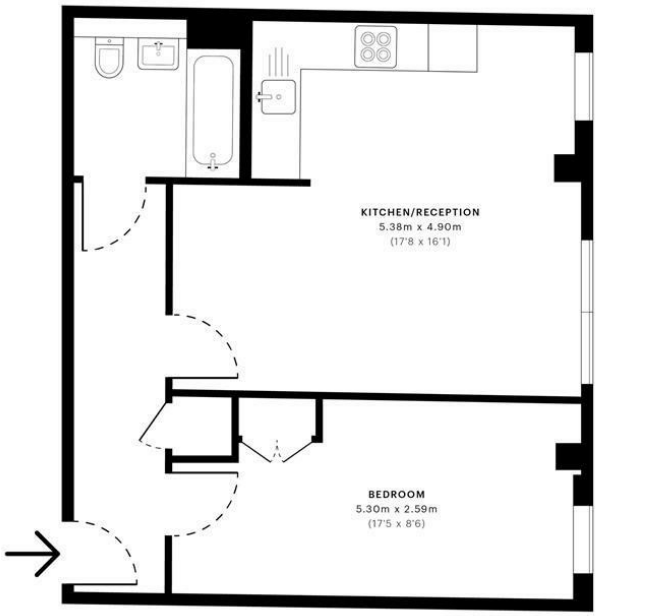
ROYAL QUAY

CityZEN

Sail Loft Court, E14

CAPTURE DATE 12/01/2021 LASER SCAN POINTS 1,519,932

GROSS INTERNAL AREA
50.53 sqm / 543.90 sqft



– First Floor

GROSS INTERNAL AREA (GIA) The footprint of the property	NET INTERNAL AREA (NIA) Excludes walls and external features Includes washrooms, restricted head height	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc.	RESTRICTED HEAD HEIGHT Limited use area under 1.5 m
50.53 sqm / 543.90 sqft	47.69 sqm / 513.33 sqft	0.00 sqm / 0.00 sqft	0.00 sqm / 0.00 sqft

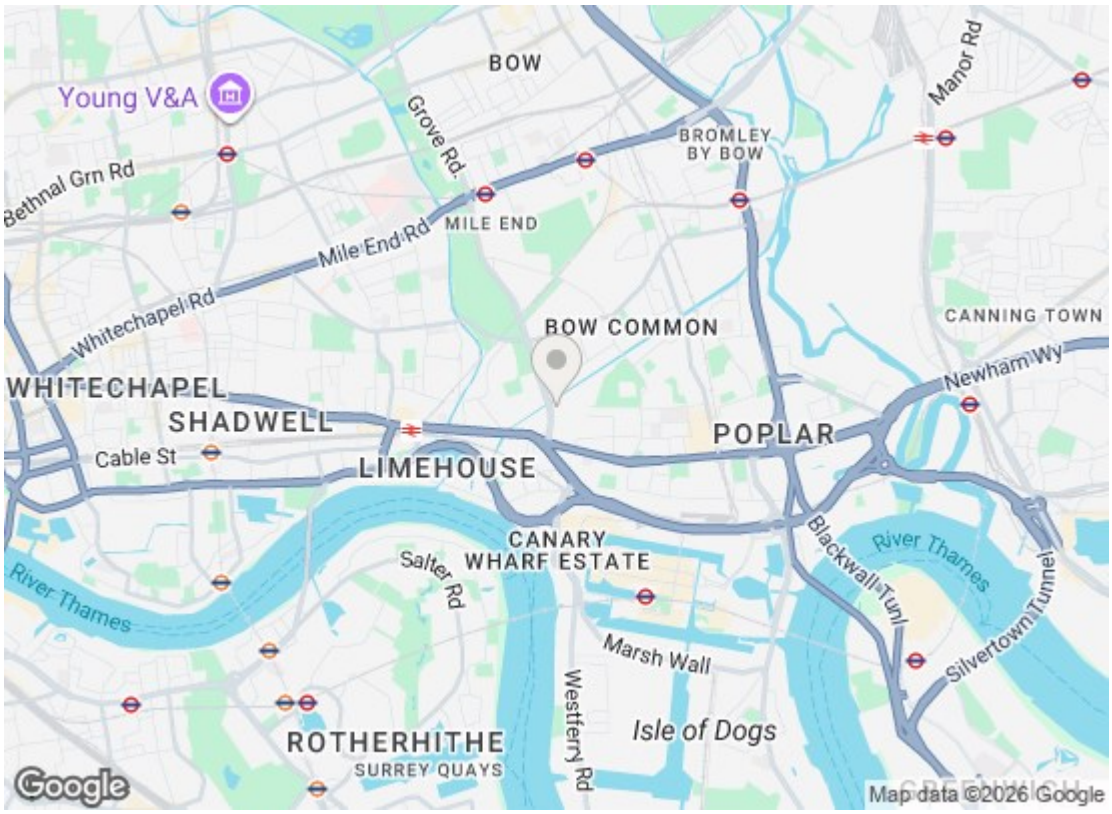
spec Verified

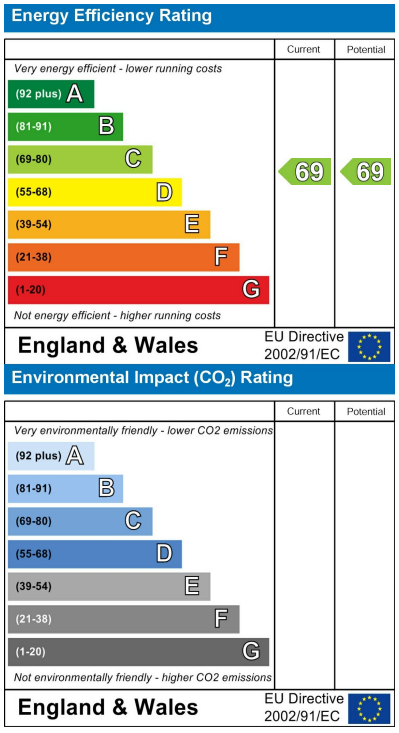
RICS Certified Property Measurer

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Flats 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 3B RESIDENTIAL 50.61 sqm / 544.76 sqft
IPMS 3C RESIDENTIAL 48.07 sqm / 517.42 sqft

SPEC ID 5f89949326c090dce49a1ee





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.