



## **Curlew House, 1 Hawser Lane, London, E14 0XZ**

**£520 Per Week**

ONE OF THE LARGEST ONE BEDROOM APARTMENTS WITHIN THIS RIVERSIDE DEVELOPMENT LOCATED ON THE BANKS OF THE RIVER LEA AND WITHIN 30 MINS WALK OF CANARY WHARF.

Our one bedroom apartment is one of the largest in the development set over 785 square feet and comprises a spacious reception room with an open plan fully fitted and beautifully appointed kitchen. A winter garden is accessed from both the reception room and bedroom. The double bedroom has a spacious dressing area providing ample built in wardrobes and there is further storage as well as a utility cupboard located off the hallway, the modern bathroom has been interior designed.

The development has a 24 hour concierge and residents gardens.

FURNISHED & AVAILABLE FROM 06.07.2026

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.

- ONE BEDROOM APARTMENT
- LOCATED IN THE POPLAR RIVERSIDE DEVELOPMENT
- 0.2 MILES FROM DLR & CLOSE TO CANARY WHARF
- HIGH SPEC KITCHEN AND BATHROOM
- 785 SQUARE FEET
- DOUBLE BEDROOM WITH DRESSING AREA
- ONE OF THE LARGEST ONE BEDS IN THE DEVELOPMENT
- WINTER GARDEN
- CONCIERGE & RIVERSIDE GREEN SPACES
- WELL FURNISHED THROUGHOUT & AVAILABLE JULY

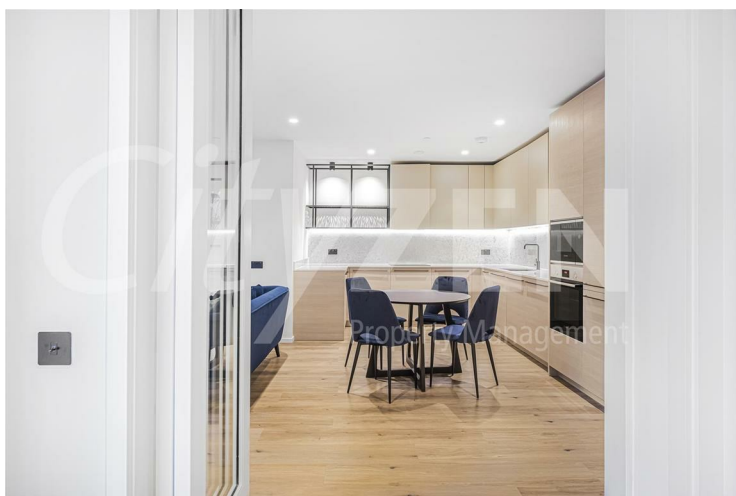
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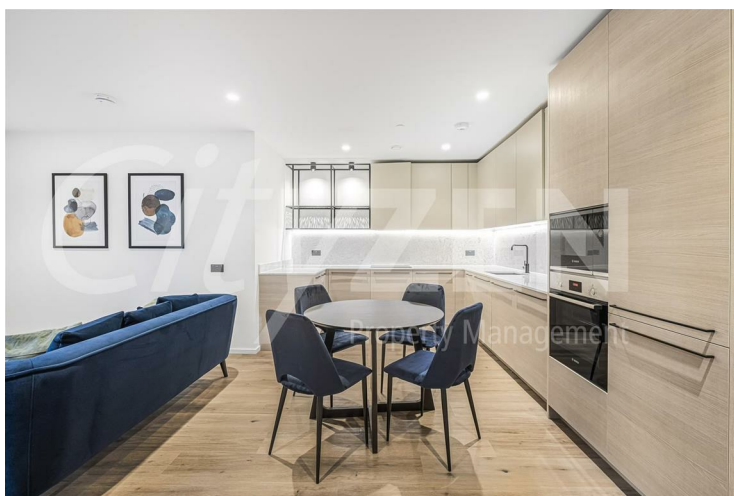
RECEPTION ROOM



BEDROOM



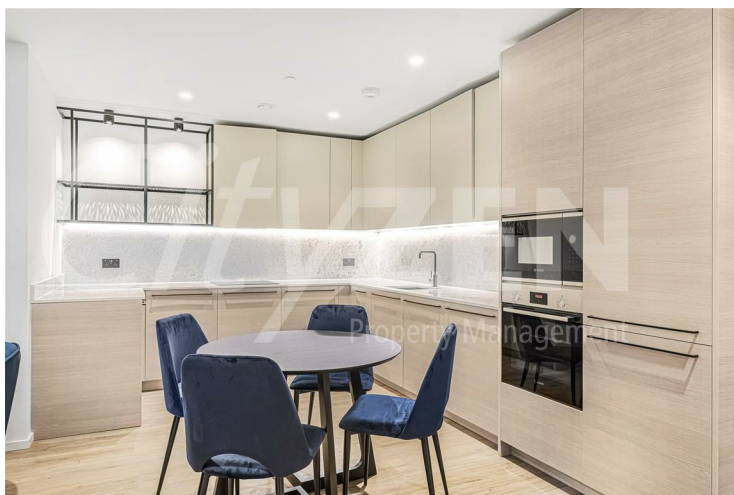
KITCHEN



KITCHEN

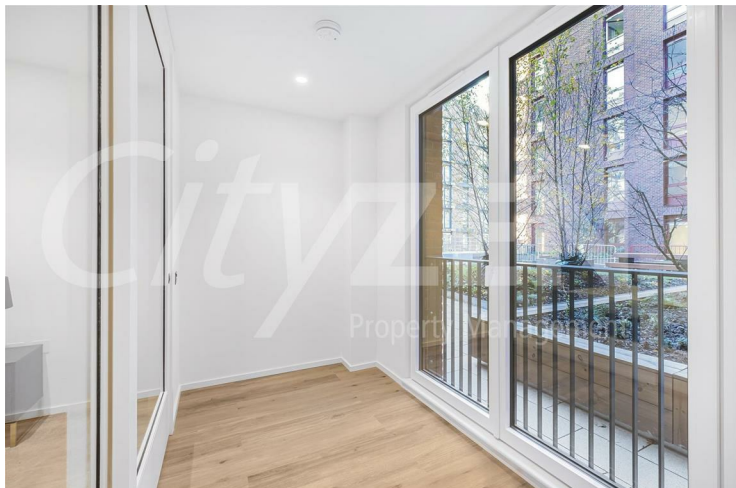


RECEPTION ROOM



KITCHEN

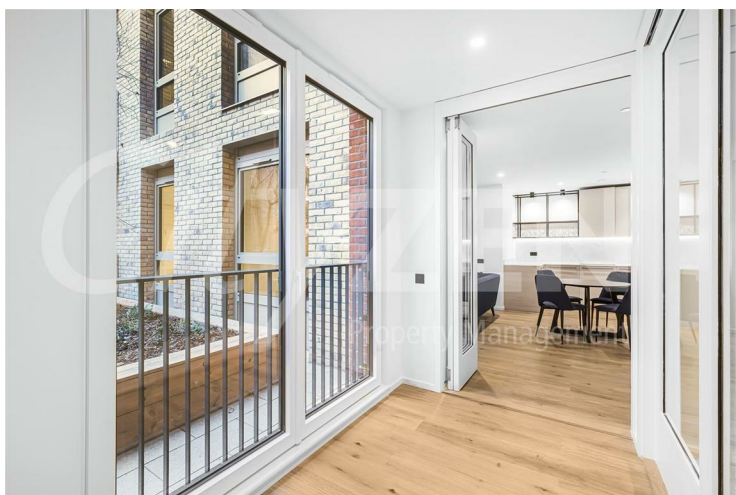
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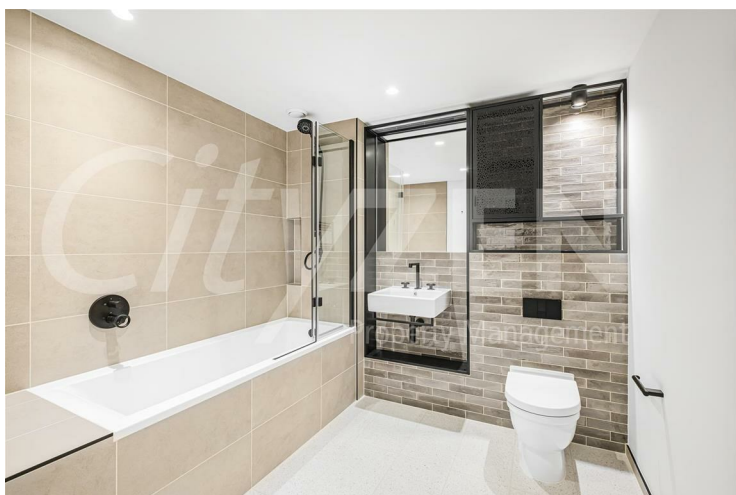
WINTER GARDEN



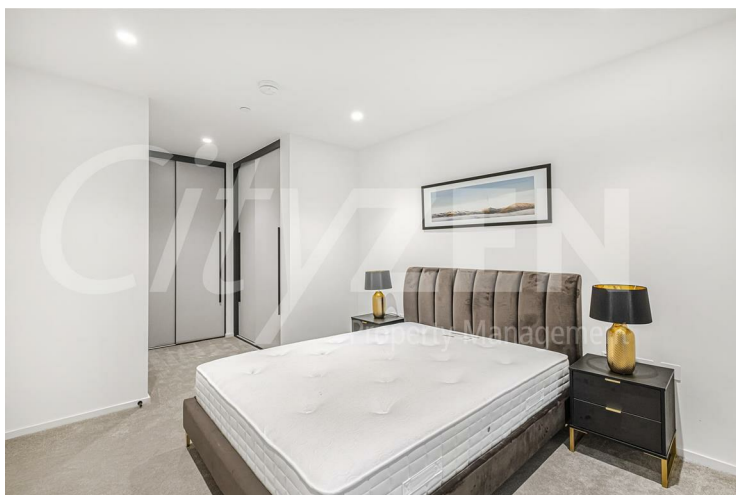
BEDROOM



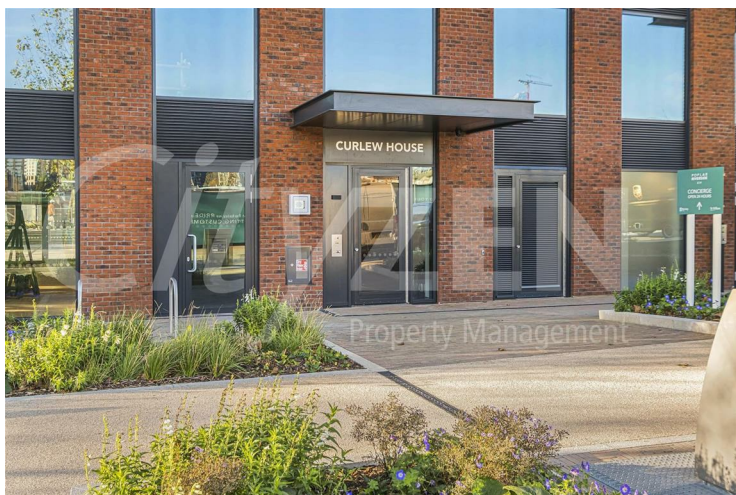
WINTER GARDEN



BATHROOM



BEDROOM



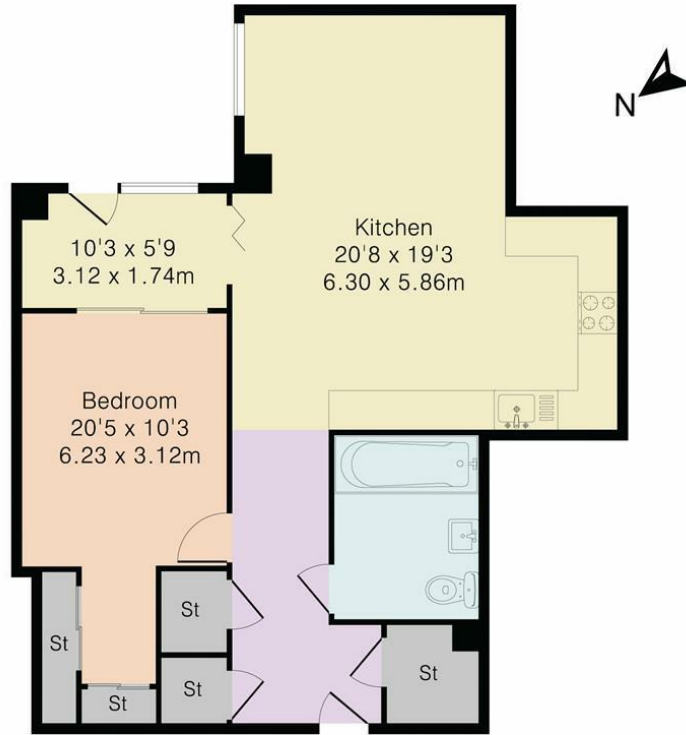
BUILDING ENTRANCE

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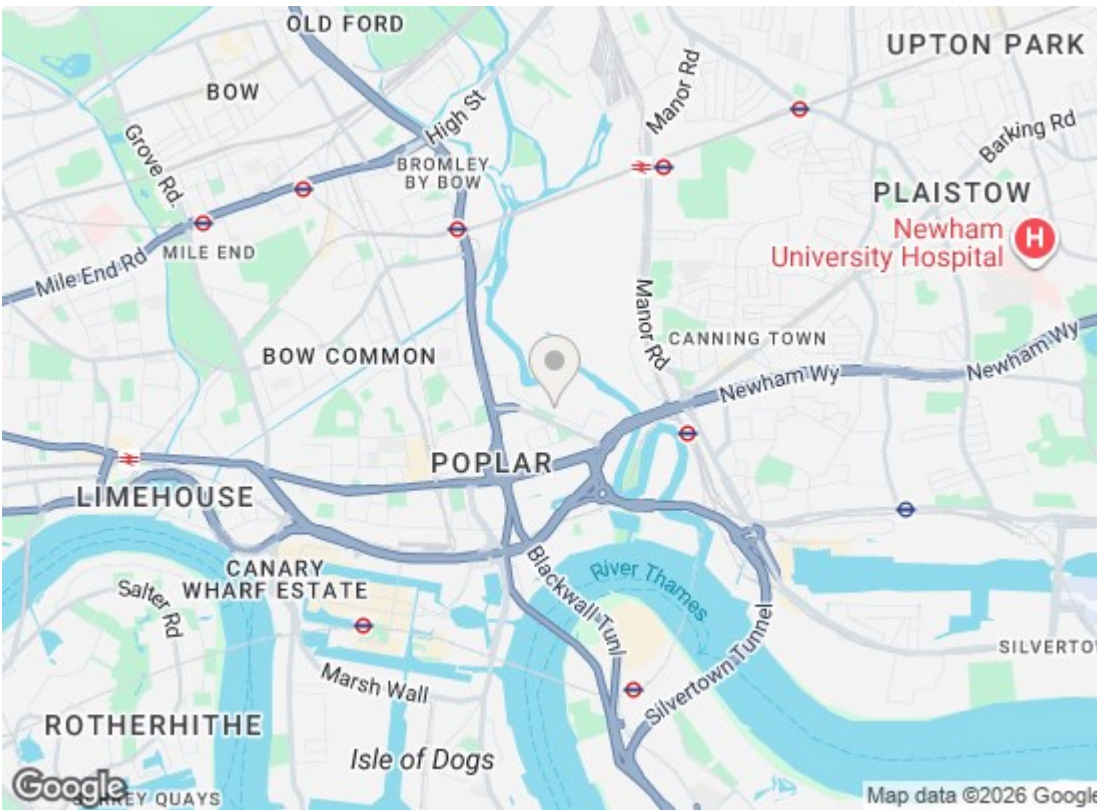


CURLEW HOUSE

Approximate Gross Internal Area 785 sq ft – 73 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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 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.