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

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

www.cityzenproperties.co.uk



Clyde Square, London, E14 7SZ

£345 Per Week

A studio apartment for rent within this beautiful warehouse conversion, part of the Royal Quay development.

Located on the Limehouse Cut Canal, within short walking distance of Canary Wharf and DLR stations.

Top specification throughout, studio room with luxury fitted kitchen, solid wood flooring and luxury shower room.

Comes furnished. Day concierge. Property available from 13.01.2027

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.

- Available from 13.01.2027
- Comes furnished
- Solid wood flooring
- Studio apartment
- Day concierge
- Luxury fitted kitchen
- Warehouse conversion
- Walk to station
- Luxury shower room suite

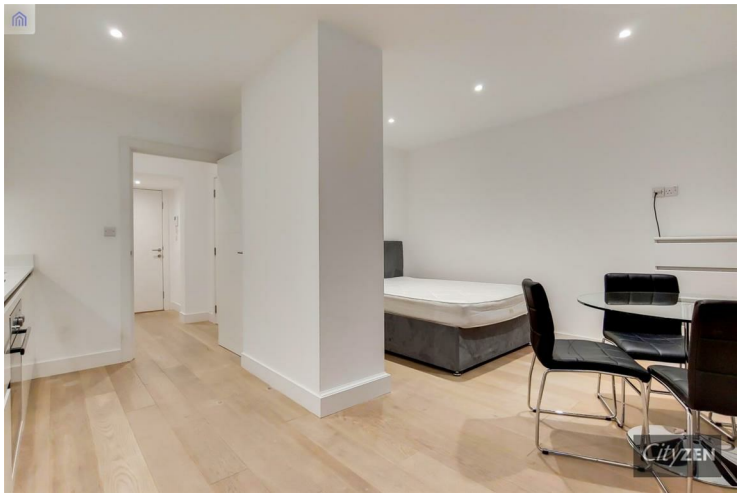
Clyde Square, London, E14 7SZ



STUDIO



ROYAL QUAY



STUDIO



KITCHEN



BEDROOM AREA

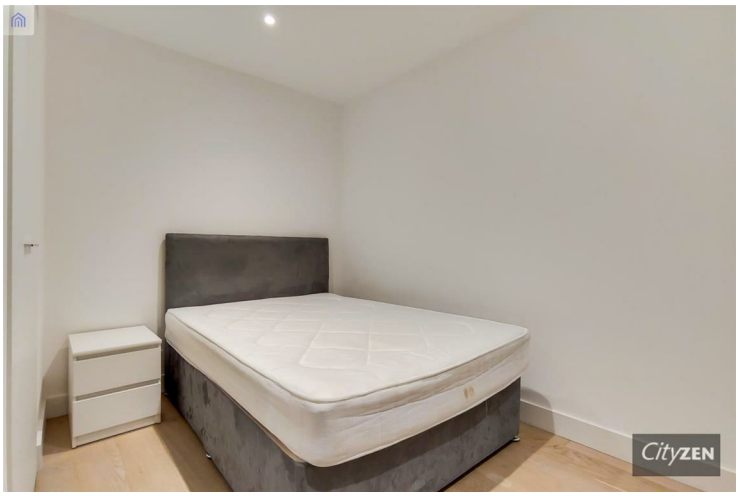


KITCHEN

Clyde Square, London, E14 7SZ



CONCIERGE



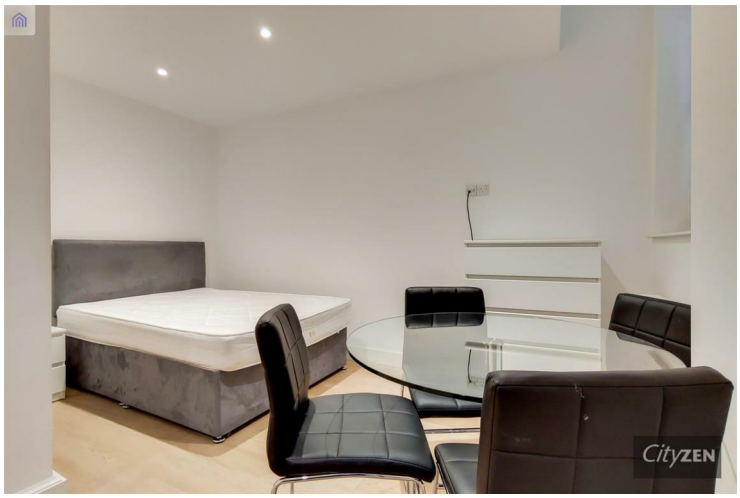
BEDROOM AREA



ROYAL QUAY



BEDROOM AREA



STUDIO



SHOWER ROOM

Clyde Square, London, E14 7SZ



ROYAL QUAY



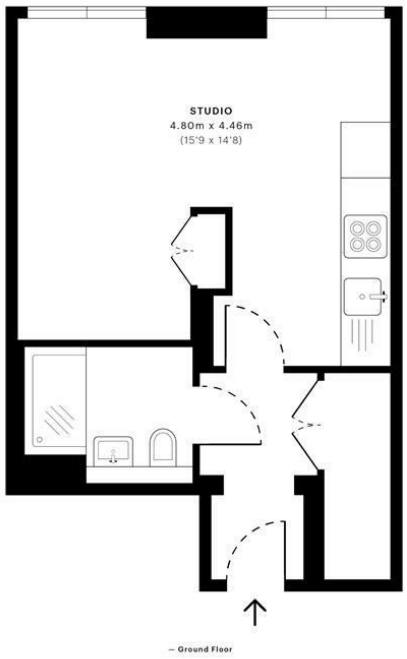
ROYAL QUAY

CityZEN

Avon Court , E14

CAPTURE DATE 12/09/2020 LASER SCAN POINTS 17,860,156

GROSS INTERNAL AREA
30.75 sqm / 330.99 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
30.75 sqm / 330.99 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
28.91 sqm / 311.18 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft

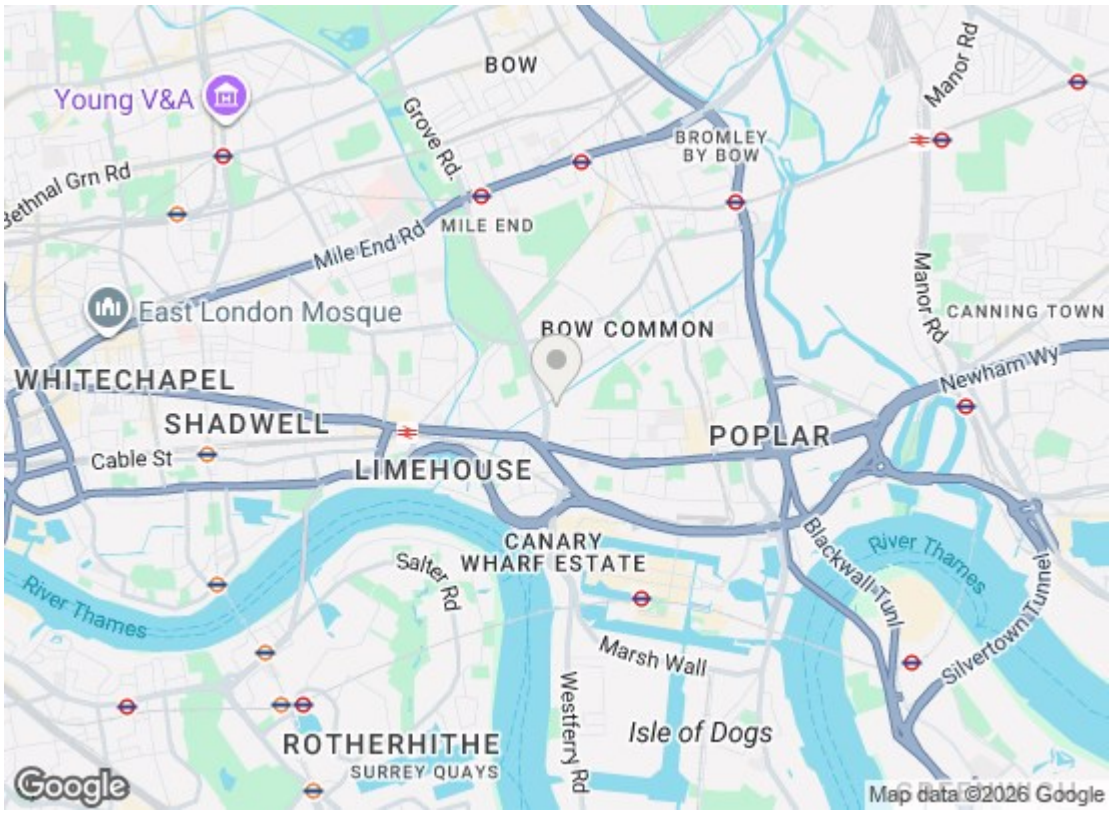
spec Verified

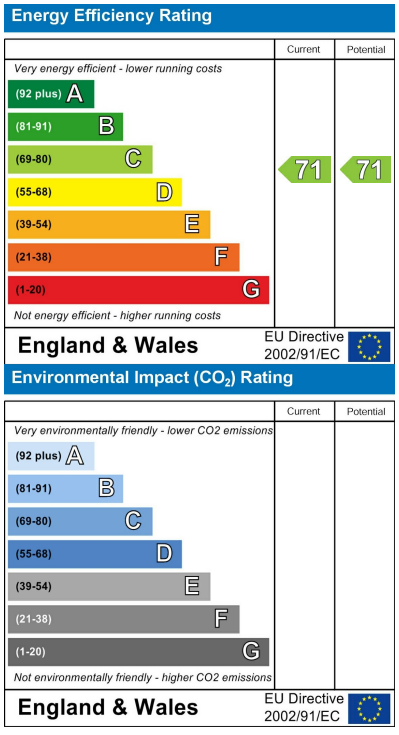
RICS Certified Property Measurer

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 31.42 sqm / 338.20 sqft
IPMS 3C RESIDENTIAL 30.04 sqm / 323.35 sqft

SPEC ID 5f525c21fc91ba0db27d4e2e





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.