



Let **UK** Home

1 Bedrooms

E1W 2DU

Located in London

£2,800 Per Month



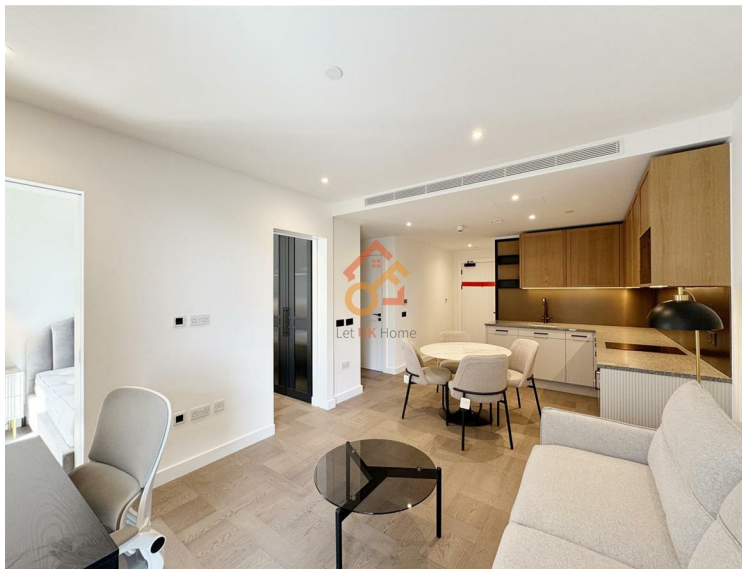
info@letukhome.co.uk

<https://www.letukhome.co.uk/>

01795 358 886



3 Boxwood Gardens, London, E1W



Let UK Home present this stunning studio property in 3 Boxwood Gardens in London Dock.

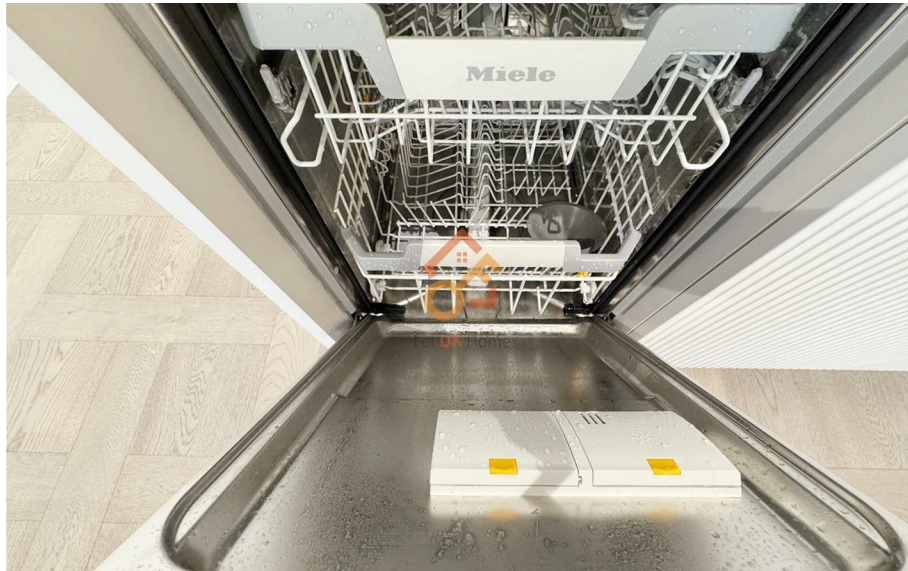
This property comprises a large bright open plan kitchen and living room leading to a large private balcony with great views, one double bedroom with wardrobe, a large family sized bathroom and ample storage.

Residents of this exceptional development will have exclusive use of the spa, fitness centre, swimming pool, sauna, cinema, virtual golf suite, squash room, residents lounge, steam room and treatment room. Furthermore, residents will also benefit from a concierge and an unrivalled selection of shops, bars, restaurants, leisure facilities and beautiful courtyards.

The apartment is located near the riverside, close to London's financial district and St Katharine Docks. It is within walking distance of Tower Bridge. Gauging Square is the center of the entire community, with restaurants, cafes and bars on both sides, and Sainsbury's supermarket brings convenience to residents' daily life.

- 4th Floor
- Sauna & Steam Room
- The Gym
- Wapping
- Walk to Tube Stations

- Concierge Service & 24h Security
- Swimming Pool & The Spa
- Cinema & Game Room
- Walk to Tower Bridge
- EPC Rating: B



MANHATTAN

FLOORS: 04, 05 & 06

APARTMENTS: 1126, 1137 & 1146

TOTAL INTERNAL AREA
41.4 SQ M / 446 SQ FT

TOTAL EXTERNAL AREA
5.0 SQ M / 54 SQ FT

LONDON DOCK

ROOM DIMENSIONS		
KITCHEN/ DINING	2.80M x 3.32M	9' 2" x 10' 11"
LIVING	3.13M x 3.32M	10' 3" x 10' 11"
BEDROOM	3.03M x 2.08M	9' 11" x 6' 10"
BALCONY	1.50M x 3.35M	4' 11" x 11' 0"



Let **UK** Home

3F 2 Eastbourne Terrace
Paddington
London
W2 6LG

info@letukhome.co.uk

01795 358 886

Council Tax Band: E

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	82	82
(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	

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