



## Directions

## Viewings

Viewings by arrangement only. Call 02033696888 to make an appointment.

## EPC Rating

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	
(69-80) C		
(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		



CN390 Flat 51, Sugar Quay 1 Water Lane, London, EC3R 6AL  
£820 Per Week

# Sugar Quay 1 Water Lane, London EC3R 6AL

Nestled in the charming area of Water Lane, London, this delightful new build house offers a perfect blend of modern living and comfort. Spanning an impressive 624 square feet, the property features a well-designed layout that maximises space and functionality.

Upon entering, you are welcomed into a bright and airy reception room, ideal for relaxation or entertaining guests. The property boasts one spacious bedroom, providing a serene retreat for rest and rejuvenation. The contemporary bathroom is fitted with modern fixtures, ensuring a pleasant experience for daily routines.

Constructed in 2018, this house benefits from the latest building standards, offering energy efficiency and a fresh, contemporary aesthetic. The location on Water Lane provides easy access to local amenities, transport links, and the vibrant culture of London, making it an excellent choice for both first-time buyers and those looking to downsize.

This property is not just a house; it is a home that promises comfort and convenience in one of the most sought-after cities in the world. Whether you are looking to invest or settle down, this charming residence is sure to impress.

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Council Tax Band: F

