



 **2**  
Bedrooms

 **1**  
Bathroom



**Aaza Estate Agents presents this well-appointed two-bedroom apartment. The property located in the Wapping area of east London, within the Borough of Tower Hamlets. The block is a local authority owned estate which is well managed, with similar blocks adjacent.**

**The area has excellent road and transport links and is relatively central with Shadwell (DLR) and Tower Hill (District & Circle Lines).**

This well presented two-bedroom apartment is on the 16th floor of a 27-floor building with a private balcony and far-reaching views of the London skyline. The ground floor has a secure main entrance, a communal lobby and a passenger lift to all floors. The apartment consists of a kitchen, living room with external balcony, two double bedrooms, a bathroom and a separate WC. The flat includes:

- Laminate wood and tiled floors.
- Modern kitchen joinery with an integrated oven and gas hob.
- A white bathroom suite.

## PROPERTY DETAILS

External security door to enter the apartment.

Reception - Size 13'9 x 10' - Window to rear aspect, radiator and power points.

Kitchen - Size 4'17 x 4'98 - Range of fitted wall and base units, stainless steel sink with mixer taps, electric cooker, power points.

Double bedroom – Size 10'9 x 10' - Window to rear aspect, radiator and power points.

Bathroom & Toilet Size – 8'32 x 5'58 - Tiled bathroom with all fixers, with mixer tap and shower.

Leasehold property with 89 years remaining

Property Ref: RS-SA-SHEARSMITH

**1. Money laundering regulations:** Intending purchasers will be required to produce identification documentation at a later stage. We would ask for your co-operation so that there will be no delay in agreeing on the sale.

**2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office, and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**3. Measurements:** These approximate room sizes are only for general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**4. Services:** Please note we have not tested the services or any equipment or appliances in this property. Accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

