



Impressive apartment, located within just a short distance from Canary Wharf. The property offers view of the Thames, and comes with secure underground parking

**Eaton House, 38 Westferry Circus, Canary Wharf, London, E14**

£1,200,000 Leasehold



- Impressive apartment
- Approximately 1,600 sq ft of living space
- 3 Bathroom suites, plus additional guest cloakroom
- Secure underground parking
- Close proximity to Canary Wharf

### Description

Positioned within approximately 0.2 miles of Canary Wharf is this luxurious three bedroom apartment which offers approximately 1,600 sq ft of living space. This well presented property consists of a large reception room which features views towards the River Thames, a spacious fitted kitchen with separate breakfast area and 3 fully tiled bathroom suites.

Additionally there is wooden flooring, fitted wardrobes to all bedrooms, a Juliet balcony and a separate guest cloakroom. Any perspective buyer will also benefit from access to a concierge and 24 hour security as well as secure underground parking.

### Local Information

Canary Riverside is ideally located, and is positioned within just minutes of Canary Wharf, offering access to a variety of shops restaurants and bars. Both the DLR and Jubilee line are within 0.5 miles, offering connections further into London. All times and distances are approximate.




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### Tenure

Leasehold

### Local Authority

Tower Hamlets

### Energy Performance

EPC Rating = B

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Canary Wharf Office.  
Telephone: +44 (0) 20 7531 2530.



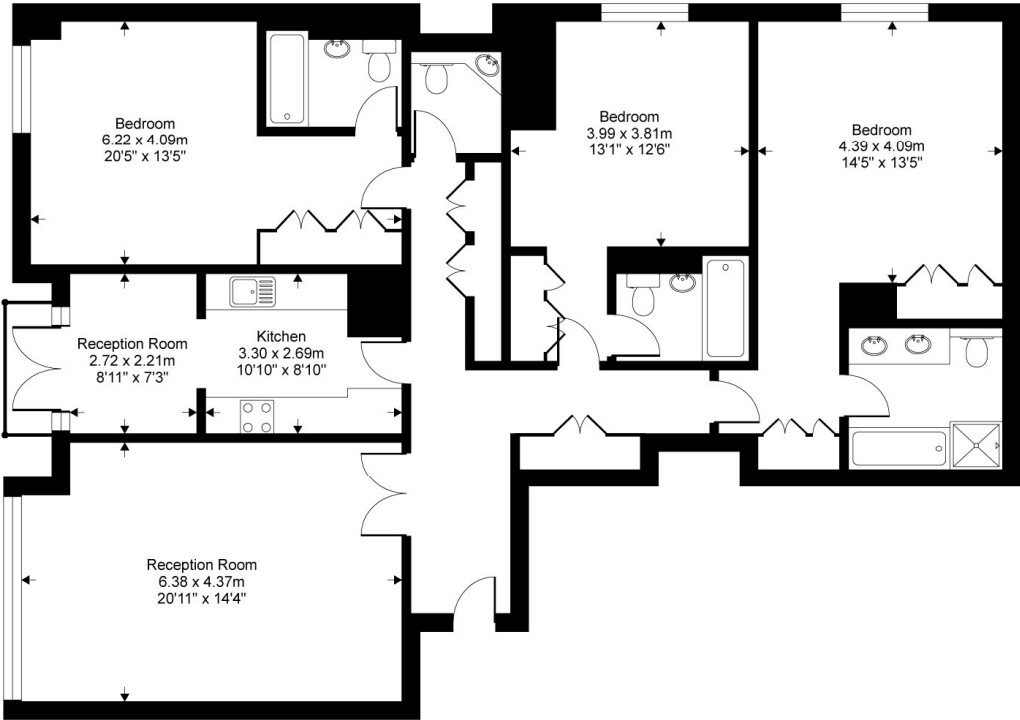





Eaton House, 38 Westferry Circus, Canary Wharf, London, E14  
Gross Internal Area 1574 sq ft, 146.2 m²

Eaton House, London, E14

Gross internal floor area (approx):  
146 sq m / 1574 sq ft  
For Identification only - Not to scale  
Niche Communications



Sixth floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	81	82
(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, Scotland & Wales	EU Directive 2002/91/EC 	

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