



A newly renovated warehouse conversion in Breezers Court, located on the top floor with a private roof terrace and parking.

**Breezers Court, 20 The Highway, London, E1W**

£899,999 Share of Freehold (963 years remaining)

savills



Warehouse conversion with a Share of Freehold and private parking • Penthouse apartment with a private roof terrace • Refurbished to a high specification throughout • Arranged over two floors with a characterful spiral staircase • Bright and airy throughout with skylight windows

### Local Information

An amazing opportunity to acquire a generously sized warehouse conversion next to the new London Docks development, offering a range of bars, restaurants and cafes.

Further amenities can be found at Thomas More Square and St Katharine Docks, at home to Waitrose, a drycleaners and several cafes, restaurants and a gym.

Both Tower Hill, Tower Gateway and Wapping stations are located nearby, however, many residents choose to walk to The City or commute by bus to Canary Wharf.

### About this property

This two bedroom apartment has recently been renovated throughout to an incredibly high standard with wooden flooring, tiling, underfloor heating, bespoke lighting and fitted storage space.

The kitchen is fully fitted with brand new integrated appliances and is incredibly bright with cleverly designed skylight style windows. The main bedroom can be found off of the hallway/reception area with fitted wardrobes and a private en-suite bathroom. Another bathroom can be found further along the hallway with a newly fitted three piece suite.

The open plan reception room provides versatile living and features a characterful staircase leading to another floor which could be used as either another reception room, office, bedroom or gallery space. Further to this, the second floor provides access to a generously sized roof terrace with plenty of room for outside furnishings.

The property includes a parking space.

### Tenure

Leasehold (963 years remaining)

### Local Authority

Tower Hamlets

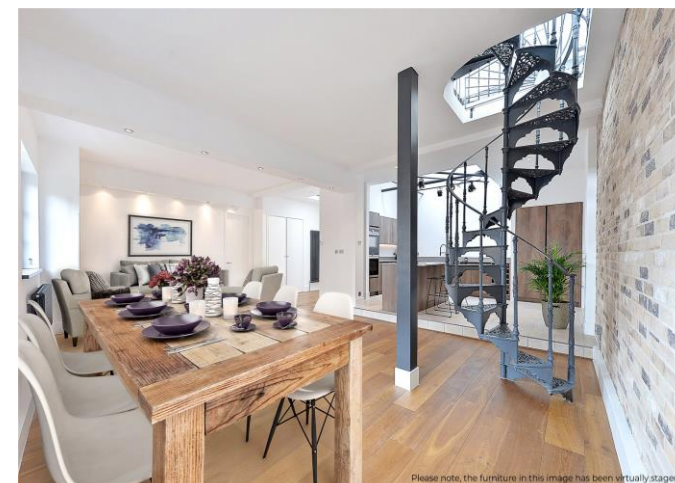
### Energy Performance

EPC Rating = D

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Wapping Office.

Telephone: +44 (0) 20 7456 6800.



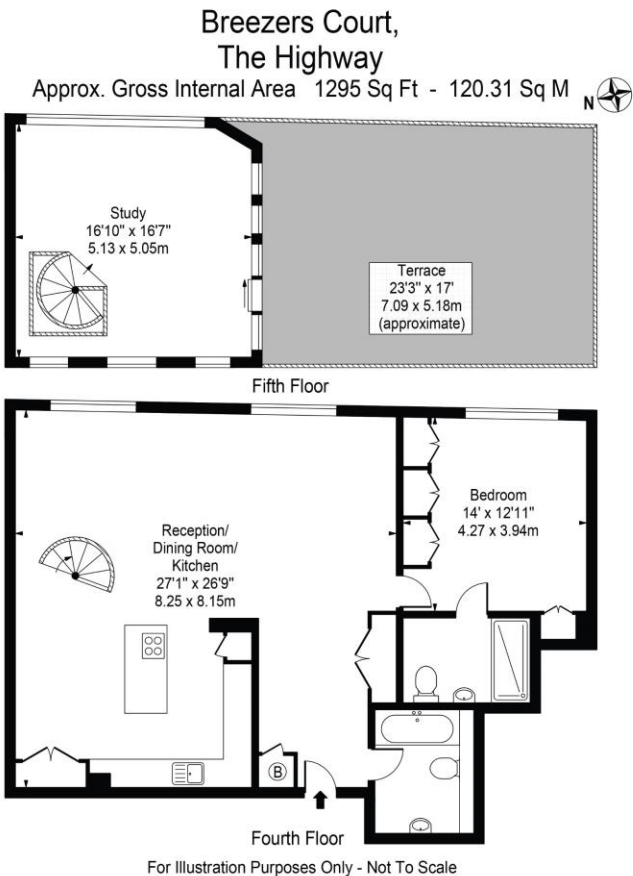




Breezers Court, 20 The Highway, London, E1W  
Gross Internal Area 1295 sq ft, 120.31 m²

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Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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