



One bedroom apartment spanning over 730sq ft in the renowned Gun Place warehouse conversion along Wapping Lane.

Wapping Lane, London, E1W

£535,000 Leasehold (90 years remaining)



Open plan reception room with East facing balcony • Located within a popular warehouse conversion in the centre of Wapping • Daytime portorage and lift access • Off-street residents parking and communal roof terrace • Recently modernised throughout to include new wooden flooring

Local Information

Gun Place is a well-known warehouse conversion and occupies a prime location next to Wapping Station and Wapping Lane. The local high street is complete with an array of coffee shops, riverside pubs, restaurants, butcher and bakeries.

Gun Place offers convenient access into Central London and Canary Wharf via the Overground line. St Katharine Docks is also a short walk away with a further selection of shops and restaurants.

About this property

Spanning 735 sq ft is this generously sized one bedroom apartment in the renowned Gun Place warehouse conversion. The fully fitted kitchen has recently been modernised and offers integrated appliances. The open plan reception room has a great living space and features floor to ceiling sliding doors with an East facing Juliet balcony. Adjacent to the sitting area you will find a dedicated dining area with space for a 4-6 person table and chairs.

To the rear of the apartment you will find a double bedroom with built in wardrobes and en suite bathroom featuring a bathtub and overhead shower. Further along the hallway you will find another W/C.

Residents will benefit from lift access, daytime portorage, residents parking and communal roof terrace.

Tenure

Leasehold(90 years remaining)

Local Authority

Tower Hamlets

Energy Performance

EPC Rating = C

Viewing

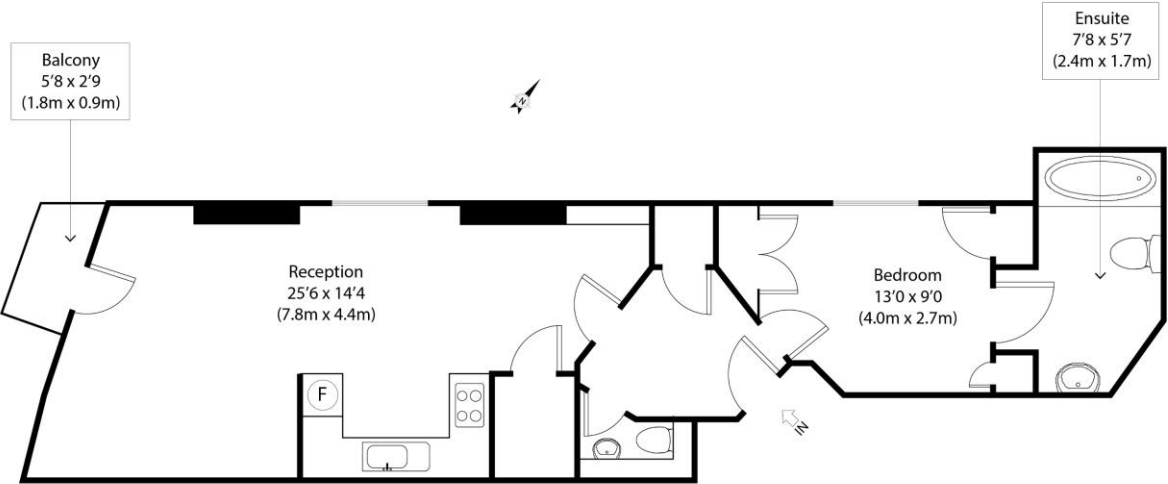
All viewings will be accompanied and are strictly by prior arrangement through Savills Wapping Office.
Telephone: +44 (0) 20 7456 6800.



Please note, the furniture in this image has been virtually staged.



Wapping Lane, London, E1W
Gross Internal Area 735 sq ft, 68.3 m²




Second Floor

Approximate Gross Internal Area
735 sq ft (68 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.rpphoto.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	85
(55-68) D		
(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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