



Smart three bedroom family house arranged over three storeys within a private road next to the Ornamental Canal in Wapping.

**Wellington Terrace, London, E1W**

£975,000 Share of Freehold

**savills**

Bright and airy open plan kitchen/living area with double doors leading onto a private South West facing garden • Beautifully refurbished throughout with third storey extension offering views of The City and The Shard • Along the scenic Ornamental canal with easy access to The River Thames, St Katharine Docks and Wapping High Street • Private parking available • Within a private gated road

#### Local Information

Wellington Terrace is situated next to Wapping Gardens, a short walk from Wapping High Street and Station. In 2016/2017 the service charge was £820 for the year and included maintenance of communal areas, electric gates, CCTV and a gardener.

Located a short distance from both the Town of Ramsgate Pub, which boasts a lively riverside terrace and the Turks Head café serving drinks, light bites and Cinnabon puddings, which also was the final stopping point for pirates enjoying their last drink on their way to execution in Victorian Times - it is now popular spot for families next to the park and playground.

There are excellent nurseries and primary schools in Wapping itself, and direct coach services to four outstanding fee paying schools.

#### About this property

A cloakroom with storage area leads into a bright and modern open plan kitchen and reception room with wooden floors, fireplace, space for a dining room and hidden storage. The kitchen was recently renovated and the dining room opens out onto the back garden which has been part paved and hosts a shed for toys or bicycles.

The first floor houses two double bedrooms and family bathroom, with over bath shower with glass shower screen.

An impressive master suite sits on the second floor with en-suite bath and shower room, built in wardrobes and fold out balcony. The views are stunning, covering the skyline from the Shard to the City.

#### Tenure

Share of Freehold

#### Local Authority

Tower Hamlets

#### Energy Performance

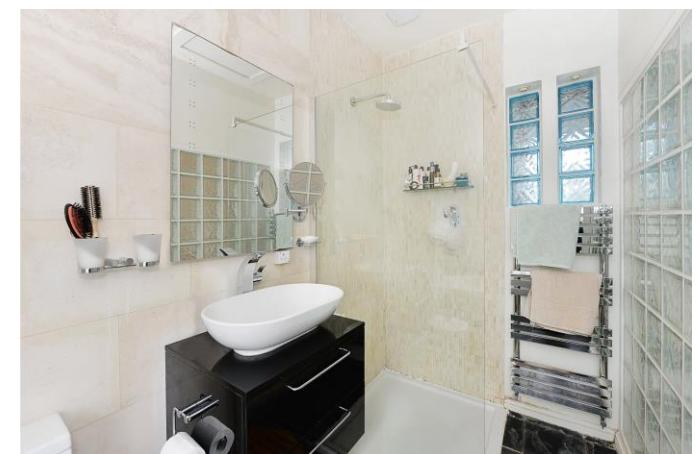
EPC Rating = To be confirmed

#### Viewing

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

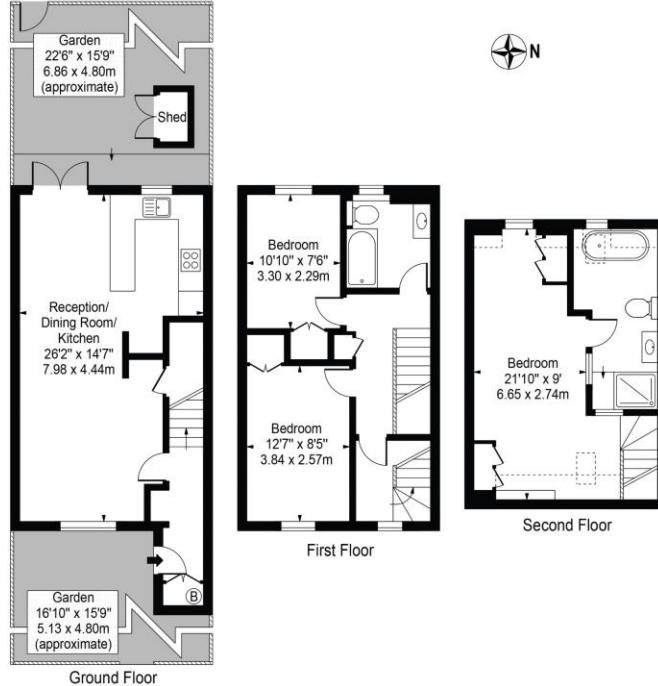
Telephone: +44 (0) 20 7456 6800.





### Wellington Terrace, E1W

Approx. Gross Internal Area 1122 Sq Ft - 104.24 Sq M  
 (Including Restricted Height Area & Excluding Shed)  
 Approx. Gross Internal Area 1090 Sq Ft - 101.26 Sq M  
 (Excluding Restricted Height Area & Shed)



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. 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		
(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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