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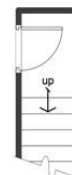
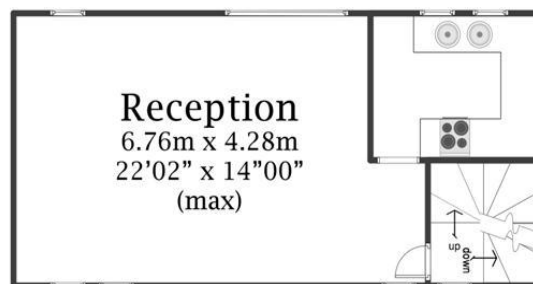
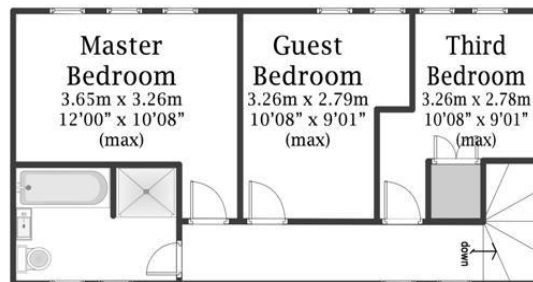
Torrington Place / Wapping / E1W

£465,000 L/H

3 Bedroom Duplex / West Wapping / Garage / 840ft sq / 78m sq



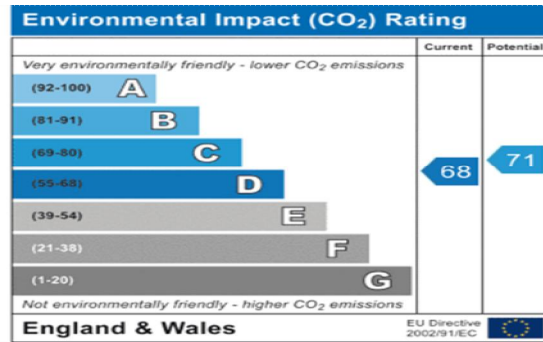
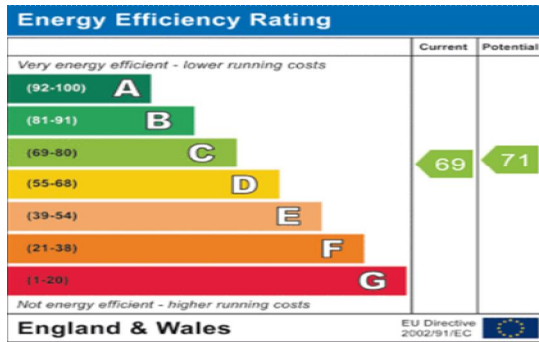




(Approx internal area) **840ft / 78m sq**

- For guideline purposes only. Although every effort is made to ensure accuracy of the plans, it is the sole responsibility of the purchaser to verify all areas and measurements.

Floorplan prepared for DAA Residential



Lease Details and Service Charge

Leasehold	78 years
Service Charge payable	£1058.48 p/a
Ground Rent payable	£417.00 p/a
Local Borough	Tower Hamlets

Description

A first and second floor maisonette with three double bedrooms, a very spacious reception room, modern kitchen and bathroom. Located in West Wapping, which allows easy access to the City, Docklands and Shoreditch by bus, overground, underground and DLR stations. Waitrose supermarket is also within a few minutes walk, as is a wealth of dining options in the picturesque St Katharine Docks. Torrington Place is a pretty residential square with a mix of flats and town houses, neatly located behind an ornamental canal. The property benefits from a modern kitchen and bathroom, central heating, burglar alarm and also boasts a garage and a further parking bay. With a Southerly aspect, it offers a very bright and airy feel. Convenience, space and comfort will reward the buyer of this fantastic property. Must be viewed!

Wapping

Steeped in history dating back to the early middle Ages, Wapping is the birth place of the sensitive warehouse conversion. The cobbled Wapping High Street with its imposing warehouses looks and feels like it would have done a century or more ago. However, behind the walls of these warehouses are often vast apartments, some with spectacular river views that combine all the comforts of modern living with the history of a bygone age. This area now attracts the wealthy professionals from the City and Canary Wharf who are looking for large, plush riverside apartments offering easy pedestrian as well as public transport access to work. The area also boasts the picturesque St Katherine's Yacht Haven, numerous historical pubs such as the Prospect of Whitby and a wide selection of restaurants and cafes.

Amongst the local venues is the Wapping Project which is situated inside what was once The Wapping Hydraulic Power Station. The Wapping Project is like no other, reminiscent of Tate

Modernø famous turbine hall, yet with a contemporary restaurant at the heart of it all. The Boiler and Filter Houses, stripped back to their 1890 form, provide dramatic exhibition and performance spaces.

Cycling in Wapping

Barclays Cycle Hire is a public sharing scheme that was launched in the summer of 2010 starting with 315 bicycle docking stations and 5000 bicycles available in central London. More are planned by the end of this year. Currently there are two docking stations in Wapping, an ideal way to keep fit and get around the capital.

Thames Path Walkway

The walk between Island Gardens to Embankment takes in the Thames Path on the north bank of the Thames as it starts at Island Gardens, just across the river from Greenwich. From here the path heads around the Isle of Dogs, Limehouse and then continuing through historic Wapping and St Katharine's Dock under Tower Bridge and into central London, following the embankment west to Embankment Station.

Transport into the City and Canary Wharf

The capitalø business districts are easily accessed by local bus services, the 100 into Tower Bridge and Liverpool Street and the D3 into Canary Wharf which can also be accessed from the Docklands Light Railway (DLR). Most local residents are also known to use the old favorite, the infamous local cabby!

London City Airport

London City Airport is the UK's leading business airport serving over 30 destinations across the UK, Europe and the USA, with connections to the rest of the world through major European hubs.

The only airport actually in London, London City Airport is less than a mile from world-class events venue ExCeL London; just two miles from the site of the 2012 Olympic Games; three miles from Canary Wharf and six miles from the City of London. Passengers traveling to and from the airport enjoy fast transfers on the Docklands Light Railway (DLR) with a journey time of 22 minutes to Bank and 14 minutes to Poplar (connecting to Canary Wharf).

The airport's location is on the doorstep of London's financial district is considered vital to business and plays an integral part in keeping up with the growth of the UK's capital city. London City Airport receives considerable support from the business community who recognise the convenient location and ease of use with faster check-in times than any other London airport.

Wapping Overground Station

Wapping is serviced by the London Overground. After closing for 2 years, Wapping station reopened in April 2010 with full services on the extended London Overground line. By 2012, London Overground will cover 20 of London's 33 boroughs. The line connects to the Jubilee line at Surrey Quays station so one can access Canary Wharf and the West End.

