

**daa**RESIDENTIAL | 020 7702 1111



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Wapping High Street / Wapping / E1W  
£700,000 F/H  
Four Bedroom / Four Storey Town House / Garden / 1259ft sq / 117m sq









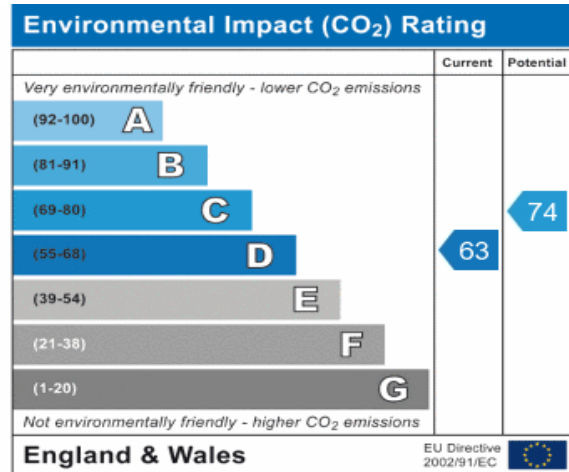
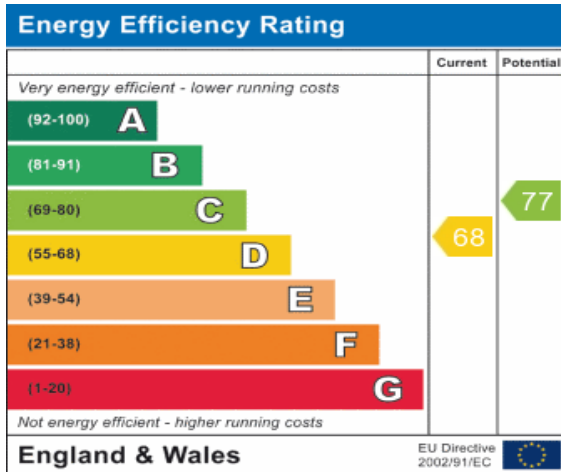




(Approx internal area) 1259ft / 117m sq

- 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**

Freehold  
 Service Charge : £ 300.00  
 No Ground Rent payable  
 Local Borough                      Tower Hamlets

**Description**

Four bedrooms over four floors within minutes of Wapping Station and the Wapping Lane that provides all the local amenities... too good to be true ..... not so with this fantastic family home. Having undergone extensive improvements over recent years - a rare opportunity not to be missed. With almost 1300 square feet (117sq m) of living accommodation spread over four floors - this spacious family home is located in a delightful spot just off of the Wapping High Street. Vast improvements have been made over recent years with the accommodation offering four bedrooms with a ground floor kitchen-dining room and cloakroom, with the reception room and third bedroom to the first floor. The second floor has the guest and fourth bedroom along with the modern family bathroom with the master suite to the top floor. An allocated parking space accompanies the property along with an attractive rear garden.

**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 Modern's 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 capital's 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 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.

