



Wapping Lane, Wapping, E1W

Asking Price: £425,000

 Benham
& Reeves

Wapping Lane, Wapping, E1W

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A spacious and bright, fourth floor one bedroom apartment situated within Eluna Apartments. Spanning an impressive 583 square feet of living space, the apartment offers an abundance of natural light due to its floor to ceiling windows and has features to include one double bedroom with a fitted double wardrobe, a family bathroom and an open plan kitchen/reception offering access to a west facing balcony. Additional benefits include wooden flooring to the lounge and hallway, tiled flooring to the kitchen and an additional storage cupboard to the hallway.

Located in a family friendly residential area with a strong sense of community, Eluna Apartments offers a serene environment and is positioned on Wapping Lane in close proximity to the local shops and amenities of Wapping.

Local transport links include Shadwell DLR Station just 0.2 miles away and Wapping Overground Station 0.4 miles away. These connections provide easy access to The City and Canary Wharf, and Liverpool Street, a mere 1.4 miles from your doorstep.

Discover spacious, modern living in a vibrant neighbourhood at Eluna Apartments.



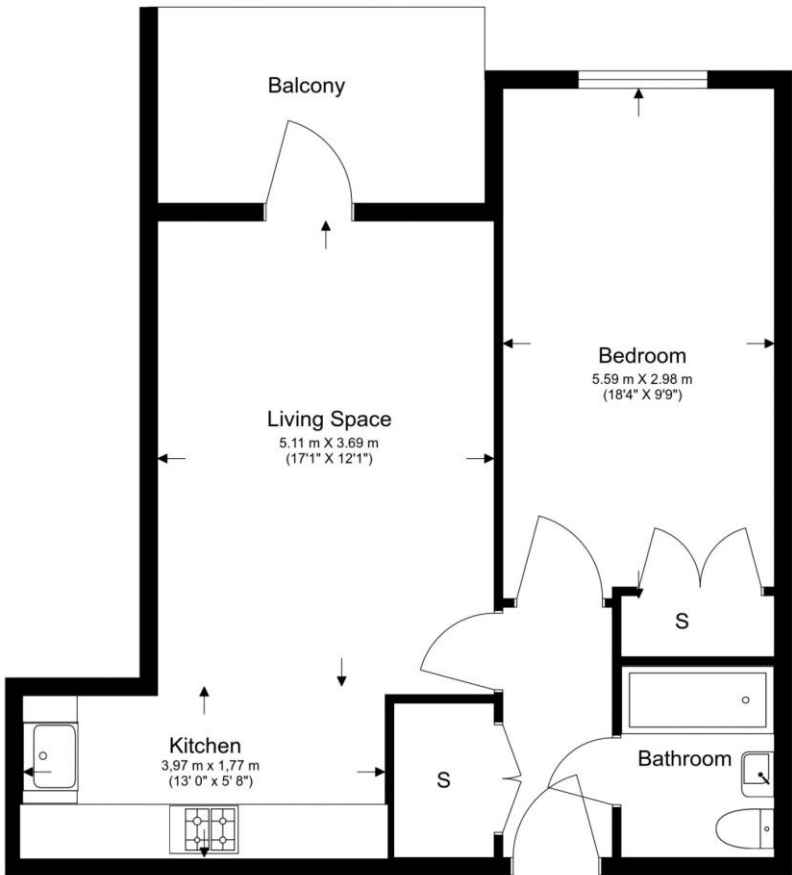


Property Features:


- One bedroom
- One bathroom
- 583 square feet
- 4th floor
- Open plan reception
- Lift access
- No onward chain



4th Floor
Total Gross Internal Area
54.1 Sq/m - 583 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	74	
(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 	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£425,000
Tenure:	Leasehold Expires 01/01/2128 Approximately 104 Years Remaining
Ground Rent:	£303 (per annum) for the year 2023
Service Charge:	£2.269 approx. (per annum) for the year 2023
Anticipated Rent:	£1,800 pcm Approx. 5.1% Yield

Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CWH230329

T: 020 8036 3200

E: canarywharf.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

