



Vaughan Way, Wapping, E1W

Asking Price: £1,850,000

 Benham
& Reeves

Vaughan Way, Wapping, E1W

 3 Bedroom (s)  3 Bathroom (s)  Leasehold

Set within the fantastic London Dock development, this luxury apartment boasts a premium style with wooden and marble finishes, as well as full-length windows. It features high specifications, including integrated audio/surround sound, USB ports, an air conditioning system with zonal controls, mood light settings and a tablet with a centralised touch screen control app.

The apartment comprises a large, brightly-lit open plan reception room with superb aspects, connecting to two balconies (one east-facing and one west-facing), both of which feature integrated lighting. The kitchen comes with a breakfast island bar and top-of-the-range Miele appliances, including a Wi-Fi compatible ceramic induction hob and a fully integrated coffee machine and marble worktops.

All bedrooms are large doubles, carpeted for added luxury and feature exceptional aspects. They are also furnished comprehensively with wardrobes. All bathrooms are bespoke en-suites that enjoy Villeroy and Boch fixtures and fittings, underfloor heating, vanity mirrors and integrated storage. The property also boasts a guest WC and excellent storage.

Residents of London Dock benefit from a 24-hour concierge, a landscaped garden with a water fountain feature and state-of-the-art resident amenities, including a gym, an Olympic-sized pool, a spa and Jacuzzi, a squash court, a cinema and virtual golf.

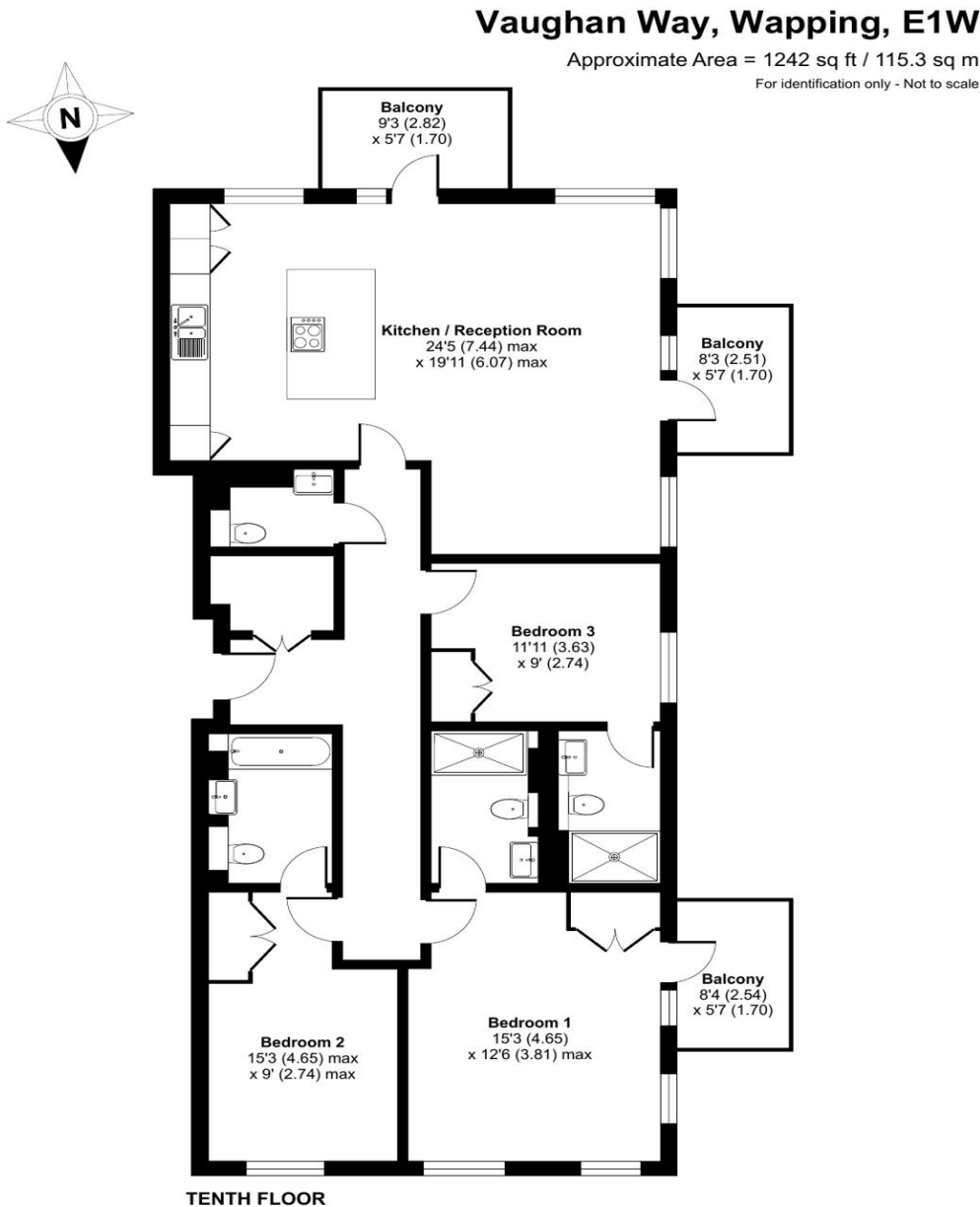
Situated in Wapping, the apartment is just a short walk away from the Square Mile, Tower Hill underground station and Tower Gateway DLR, providing prompt access into Canary Wharf. London Dock is located opposite Thomas More Square, with a large Waitrose supermarket and St. Katherine's Docks for a selection of bars and restaurants.





Property Features:

- 3 Bedrooms
- 3 Bathrooms plus guest WC
- 1242 Square Feet (Approx.)
- Two Balconies
- 24 Hour Concierge Service
- Residential Gym, Pool, Spa, Squash Courts
- Communal Garden
- Tower Hill tube station (Circle and District Line, Zone 1)
- Tower Gateway DLR station (Zone 1)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	87
(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	

Terms & Conditions:

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

Asking Price:	£1,850,000
Tenure:	Leasehold Expires 24/06/2988 Approximately 964 Years Remaining
Ground Rent:	£750 (per annum) 2024
Service Charge:	£ 8,592 approx. (per annum) 01.04.2023 - 31.03.2024

Viewings:

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

Our reference: CWH230003

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