



Vaughan Way, Wapping, E1W

Asking Price: £680,000

 Benham
& Reeves

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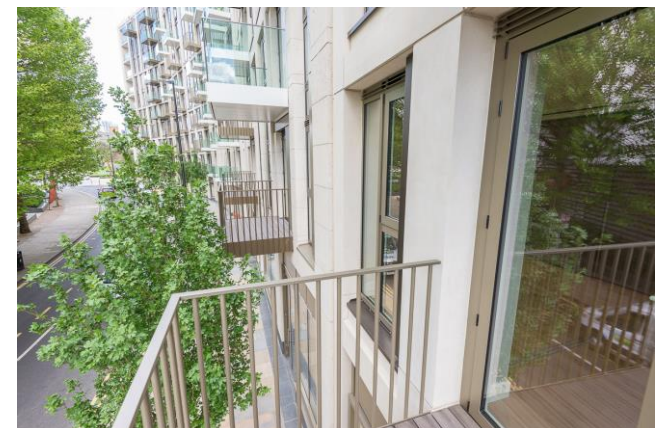
 1 Bedroom (s)  1 Bathroom (s)  Leasehold

An immaculately presented Manhattan style 1-bedroom apartment in the very desirable London Docks development benefitting from Air Conditioning. Boasting a beautiful finish with crisp neutral decor, wooden floors throughout and floor to ceiling windows leading to a private balcony. This beautifully designed apartment also benefits from high spec features including mood light settings and comes fully equipped. Property comprises of bright reception which boasts integrated lighting. The kitchen comes fitted with breakfast bar island and siemens appliances within custom made kitchen units and polished stone worktops.

Residents can enjoy a range of state-of-the-art facilities including 24 hours concierge, swimming pool, sauna, gymnasium, golf room, cinema room and squash court.

Situated in Wapping you're within a short walk of the square mile, Tower Hill underground station and Tower Gateway DLR for prompt access into Canary Wharf, London Dock sits opposite Thomas More Square with large Waitrose supermarket and St Katherines Docks for a selection of bars and restaurants.

Viewing is highly recommended.

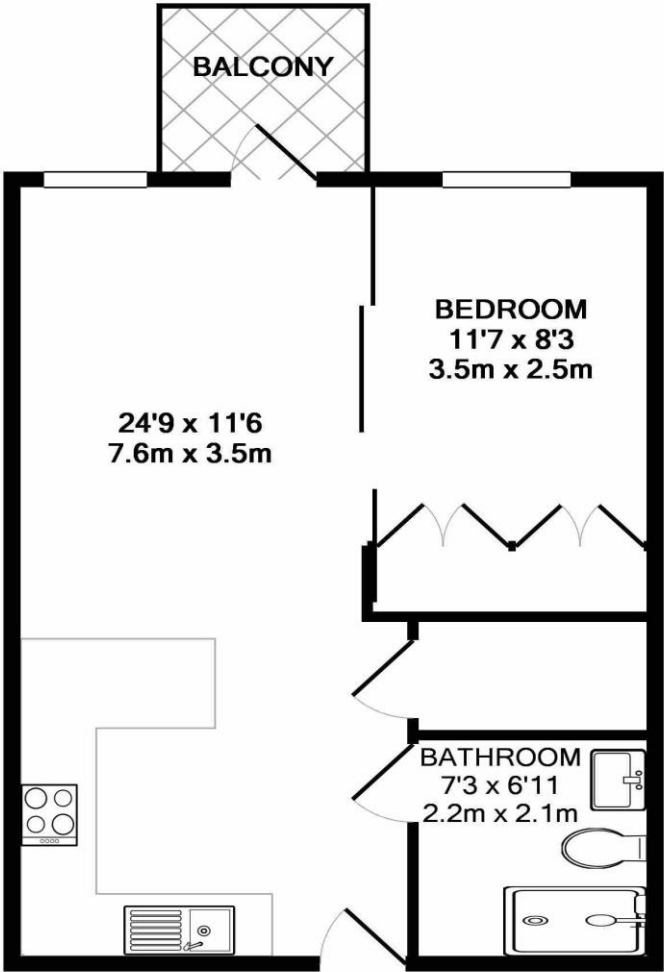




Property Features:

- One Bedroom
- One Bathroom
- 1st Floor
- Balcony
- Air Conditioning and Under Floor Heating
- Custom Made Appliances
- Fitted Wardrobes
- Neutrally Decorated with Wooden Flooring Throughout
- 24-Hour Concierge / Gym and Spa Facilities
- Tower Hill Underground Station (Zone 1)






1ST FLOOR

TOTAL APPROX. FLOOR AREA 458 SQ.FT. (42.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	84
(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:	£680,000
Tenure:	Leasehold Expires 09/06/2988 Approximately 965 Years Remaining
Ground Rent:	£400 (per annum) 01.10.2023 - 30.09.2024
Service Charge:	£2,722 approx. (per annum) 01.04.2023 - 31.03.2024
Anticipated Rent:	£2,761.00 pcm Approx. 4.9% Yield

Viewings:

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

Our reference: BEA210150

T: 020 8036 3200

E: canarywharf.sales@benhams.com

W: www.benhams.com

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