



Gauging Square, Shadwell, E1W

Asking Price: £550,000

 Benham
& Reeves

Gauging Square, Shadwell, E1W

 Studio

 1 Bathroom

 Leasehold

We are delighted to present this luxurious Manhattan-style studio apartment located within Gauging Square, part of the prestigious London Dock development in E1W.

This beautifully designed apartment offers a spacious open-plan living area with a fully integrated modern kitchen, a dedicated sleeping area with fitted wardrobes, a contemporary bathroom, and a private balcony providing the perfect space to relax and unwind.

Residents of London Dock benefit from an exceptional range of exclusive amenities, including a 24-hour concierge service, beautifully landscaped residents' courtyard water gardens, a fully equipped health and fitness suite, and a comprehensive CCTV security system.

Located within the sought-after Gauging Square, London Dock is surrounded by an array of cafés, bars, restaurants, and boutique shops along the historic Pennington Street Warehouse. The development has established itself as a vibrant destination for leisure, culture, and commerce, offering residents a unique lifestyle in the heart of Wapping.

The property is ideally positioned with excellent transport connections, providing convenient access to the City of London, Canary Wharf, and the wider capital.

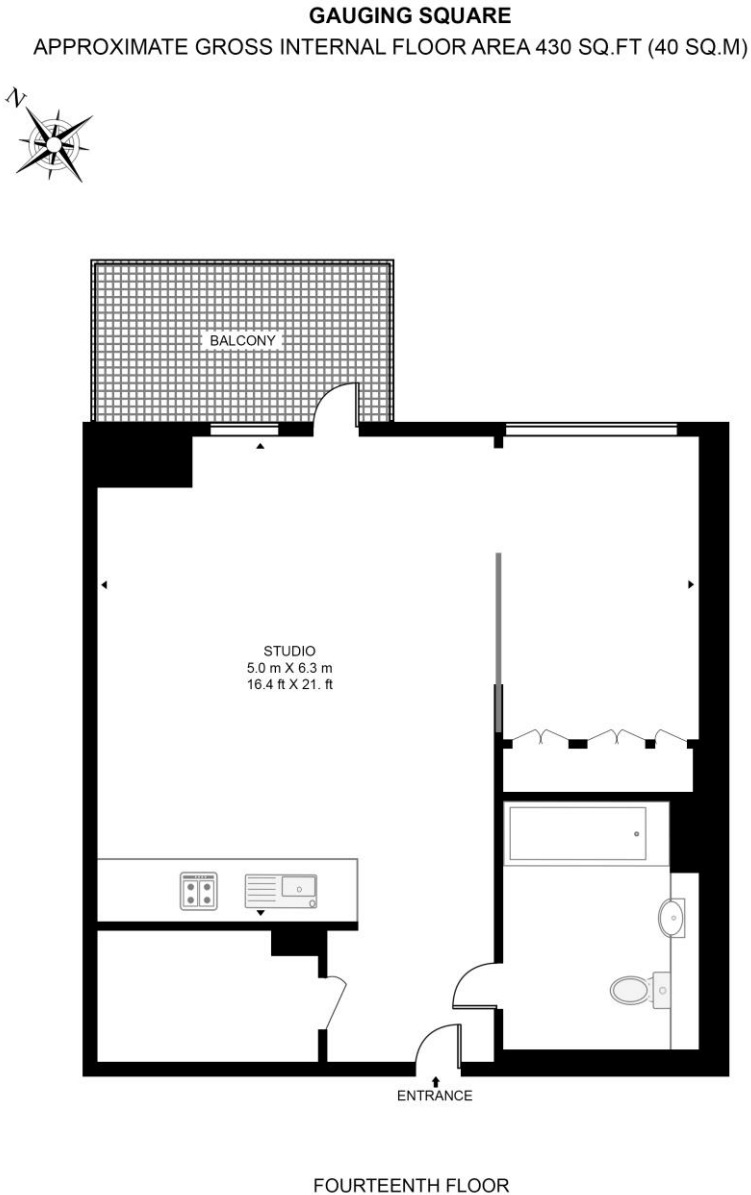




Property Features:

- Manhattan Style
- Balcony
- Swimming pool
- 24h Concierge
- Squash Court
- Gym
- Virtual Golf Simulator





Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

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

Asking Price:	£550,000
Tenure:	Leasehold Expires 24/06/2988 Approximately 961 Years Remaining
Ground Rent:	£400.00 (per annum) 01.10.2025 - 30.09.2026
Service Charge:	£2,969.94 (per annum) 01.04.2026 - 31.03.2027

Viewings:

All viewings are by appointment only through our City Office.

Our reference: CWH260123

T: 020 7213 9700

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