



## Belgrave Court, Westferry Circus, E14 8RJ

£4,500 pcm

This 1,843 Sq. Ft. property at Belgrave Court is arguably one of the best and sought after by the property connoisseur. It occupies a domineering view on the South West Corner of the Building with minimal visual impediments. On the ninth floor, the lounge has banks of floor to ceiling windows due South and West allowing light to flood into the wood floored lounge at all times during the day. Offered as a one year straight tenancy without a break clause.

- Ninth floor 3 bed apartment
- All bedrooms with en-suite
- Beautiful S and W River Views
- Lounge with wooden flooring



## Property Description

At a special junction of the River Thames as it reaches south from Limehouse to Greenwich is one of the most desirable developments in Docklands. The closest residential development directly due West from Canary Wharf, a short walk across the Octagonal Garden of Westferry Circus is Canary Riverside. The development has commanding river views due South, West and North West and Eastern views towards Canary Wharf.

Not only is it sought after because of the high build quality associated with every flat including Italian marble tiling in all bathrooms, under bathroom floor heating and a sophisticated cooling/heating system including electric skirting board and air coil fans but because of its infrastructure. Its buildings all surround a main garden square with four residential blocks being named after famous London Squares: - Hanover, Eaton, Belgrave and Berkeley; a Four Seasons Hotel and a Holmes Place Premiere Gym (Tennis court and a raised pool with swimmers views over the Thames). Riverside residents are extremely content as the grounds have a NOBU restaurant (called UBON) and the Canary Riverside Boardwalk host's upper class eating venues such as Royal China and the Gaucho Grill.

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large making for an ideal dining room table zone, while the juxtaposition of the Kitchen, Breakfast Room and Bay Window area allows for a comfortable, friendly environment for any owner of tenant.

Few and far between, a three-bed property of this type is a scarce commodity indeed and the discerning tenant would be well advised to make an early viewing. The property comes with an allocated parking spot.

### **LIVING ROOM: 24ft5 X 17ft1**

24' 5" x 17' 1" (7.44m x 5.21m)

### **BREAKFAST ROOM**

10' 3" x 8' 2" (3.12m x 2.49m)

### **MASTER BEDROOM: (EN-SUITE BATHROOM)**

15' 9" x 12' 10" (4.8m x 3.91m)

### **BAY AREA**

12' 10" x 5' 11" (3.91m x 1.8m)

### **BEDROOM TWO: (EN-SUITE BATHROOM)**

13' 7" x 11' 8" (4.14m x 3.56m)

### **BEDROOM THREE: (EN-SUITE BATHROOM)**

13' 5" x 10' 8" (4.09m x 3.25m)

### **FULLY FITTED KITCHEN**

CLOAKROOM



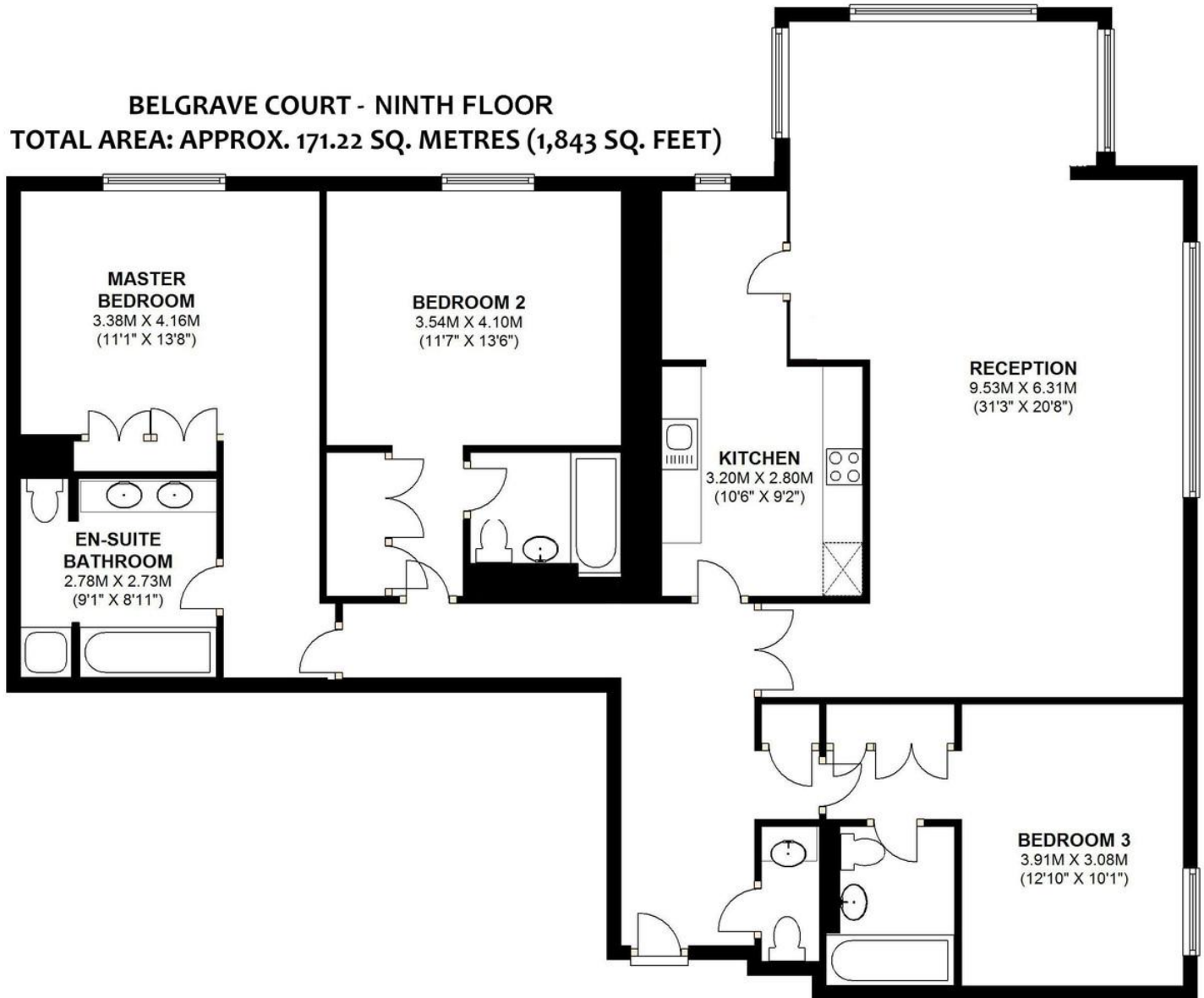




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact Rating (CO <sub>2</sub> )		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	74
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**BELGRAVE COURT - NINTH FLOOR**  
**TOTAL AREA: APPROX. 171.22 SQ. METRES (1,843 SQ. FEET)**



**655 Commercial Road, London, E14 7LW**

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