

## One West India Quay, Hertsmere Road, E14 4EG

£870 pw

One West India Quay is situated to the North of the Canary Wharf Business Centre approximately a 5-10 minute walk to Cabot Square. This particular 2 Bed, 2 Bath apartment is located on the 24th floor and has a stunning North and West facing aspect. The property size is 1,270 Sq. Ft (117.99 Square Meters) and it comes with an underground car parking space.

- High rise apartment approx 1,267 sq ft
- Stunning north and west facing
- Underground car parking space
- Located on the 24th Floor



## Property Description

One West India Quay is situated to the North of the Canary Wharf Business Centre approximately a 5-10 minute walk to Cabot Square. Its location is Hertsmere Road and off of this street are a number of local hot spots including the LA Fitness Gym and a Multiplex Cinema.

The West India Quay Boardwalk spills over with life as Corporate Businessmen stream in during lunch hours leaving the restaurants and bars for the soon to arrive evening crowds.

This particular high rise building of 30 floors is certainly sought after. The bottom third of the building is occupied by the Marriott Hotel while starting on the 13th floor are some of the most modern and luxurious flats found in Canary Wharf.

This particular property is located on the 24th floor and has a stunning north and West facing aspect. The property size is 1,267 Sq. Ft (117.74 Square Meters) and it comes with an underground car parking space.

### Reception

Wooden flooring, river, Dome and East London views.

### Kitchen

Ceramic floor fitted kitchen, lower and upper cupboards, Granite work top stainless steel sink, electric hob cooker, fridge freezer, washing machine, dryer machine, dishwasher, microwave and extractor fan.

### Bedroom 1

Carpeted floor, electric radiator, double glazed views windows, built-in wardrobe

### En-suite

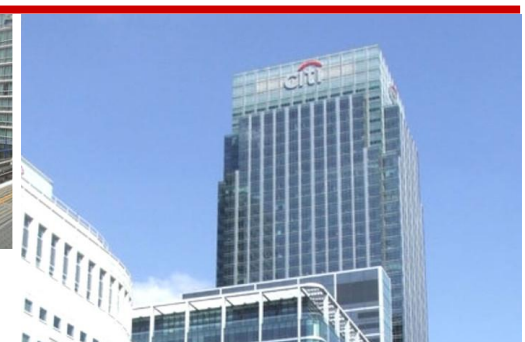
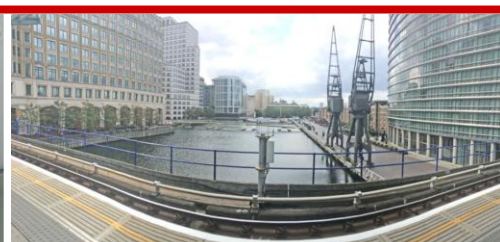
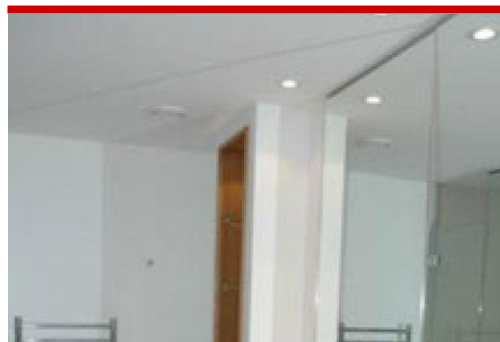
Ceramic floor, electric radiator, fully tiled wall, bath, toilet, wall mirror, extractor fan, cubicle shower, wash basin and shaver point.

### Bedroom 2

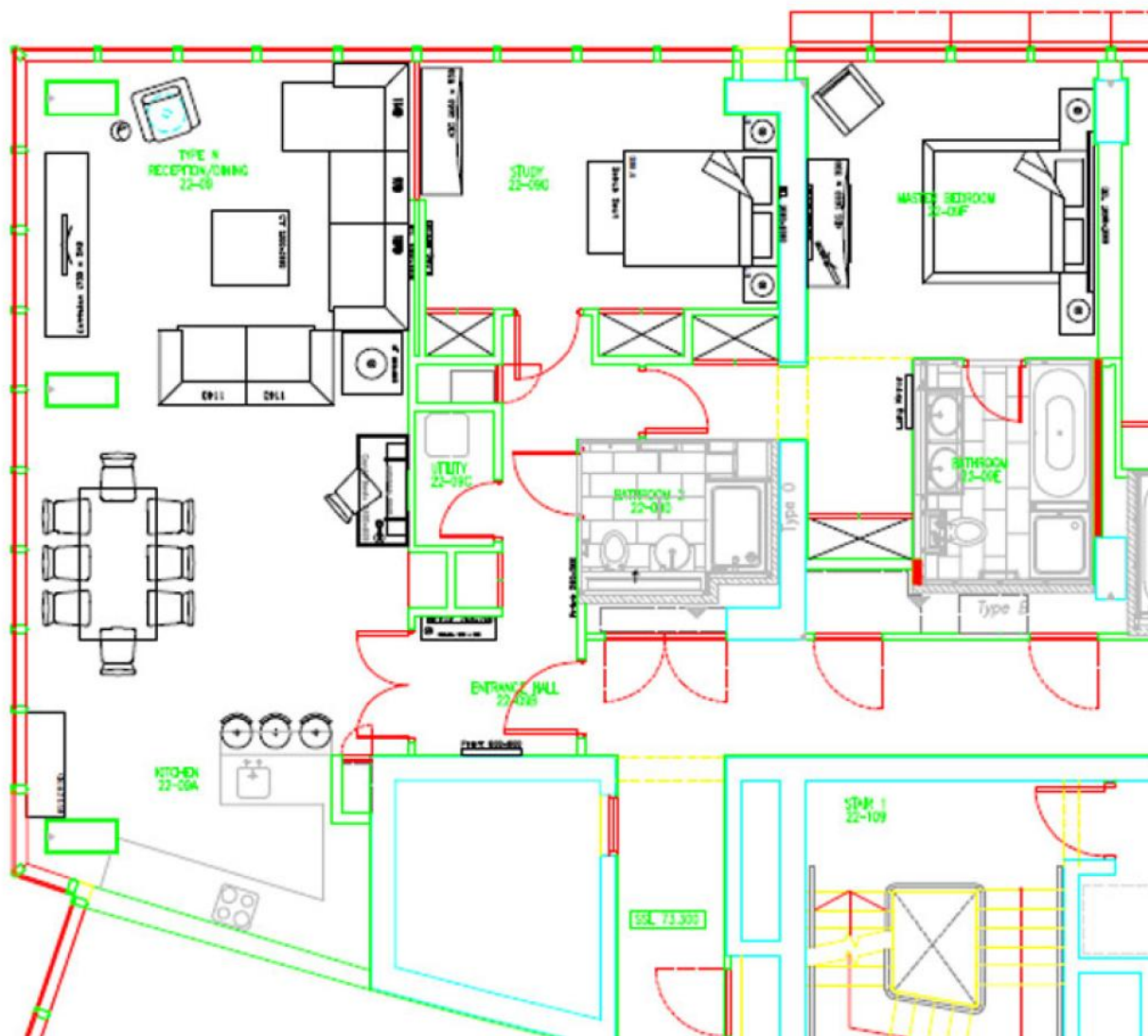
Wooden flooring, double glazed views window, fitted wardrobe and North East London view.

### Bathroom

Ceramic floor, fully tiled wall, electric heated towel rack, cubicle shower, wall mirror, wash basin, extractor fan and shaver point.







Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 to 100) <b>A</b>			
(81 to 91) <b>B</b>			
(69 to 80) <b>C</b>			
(55 to 68) <b>D</b>			
(39 to 54) <b>E</b>			
(21 to 38) <b>F</b>			
(1 to 20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 to 100) <b>A</b>			
(81 to 91) <b>B</b>			
(69 to 80) <b>C</b>			
(55 to 68) <b>D</b>			
(39 to 54) <b>E</b>			
(21 to 38) <b>F</b>			
(1 to 20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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

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