



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

**£740 pw**

A two bedroom two bathroom apartment set on the 22nd floor of this splendid development on West India Quay. This apartment extends to 88.00 sq metres and has panoramic views north. Other benefits include concierge and a car park space. This apartment comes fully furnished.

- Stunning Two Bedroom Apartment
- Set on the 22nd Floor
- Circa 88 Sq M
- Panoramic Views
- Fully Furnished



A two bedroom two bathroom apartment set on the 22nd floor of this splendid development on West India Quay. This apartment extends to 88.00 sq metres and has panoramic views north.

Other benefits include concierge and a car park space.

**Reception:**

Wooden flooring, electric radiator, double glazed views windows and Balcony views.

**Kitchen:**

Ceramic floor, fitted kitchen cupboards, granite work top, integrated sink, electric hob work top, integrated sink, electric hob cooker, fridge freezer, washing machine, dryer machine, dishwasher and microwave.

**Bedroom 1 :**

Carpeted floor, electric radiator, double glazed windows and fitted wardrobe.

**En-suite:**

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

**Bedroom 2 :**


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

**Bathroom :**


Ceramic floor, electric radiator, fully tiled wall, gas heated towel rack, toilet, cubide shower, wall mirror, wash basin, e xtractor fan and shaver point.



### Energy Efficiency Rating

|  | Current                 | Potential   |
|--|-------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                         |   |
| (92 to 100) <b>A</b>                               |                         |   |
| (81 to 91) <b>B</b>                                |                         |   |
| (69 to 80) <b>C</b>                                | 78                      | 81  |
| (55 to 68) <b>D</b>                                |                         |   |
| (39 to 54) <b>E</b>                                |                         |   |
| (21 to 38) <b>F</b>                                |                         |   |
| (1 to 20) <b>G</b>                                 |                         |   |
| <i>Not energy efficient - higher running costs</i> |                         |   |
| England & Wales                                    | EU Directive 2002/91/EC |  |

### Environmental Impact (CO<sub>2</sub>) Rating

|   | Current                 | Potential   |
|---|-------------------------|---|
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |                         |   |
| (92 to 100) <b>A</b>  |                         |   |
| (81 to 91) <b>B</b>   |                         |   |
| (69 to 80) <b>C</b>   | 77                      | 78  |
| (55 to 68) <b>D</b>   |                         |   |
| (39 to 54) <b>E</b>   |                         |   |
| (21 to 38) <b>F</b>   |                         |   |
| (1 to 20) <b>G</b>  |                         |   |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                         |   |
| England & Wales   | EU Directive 2002/91/EC |  |

## 655 Commercial Road, London, E14 7LW

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