

## MERCHANT COURT, WAPPING WALL, E1W

### 1 BED APARTMENT

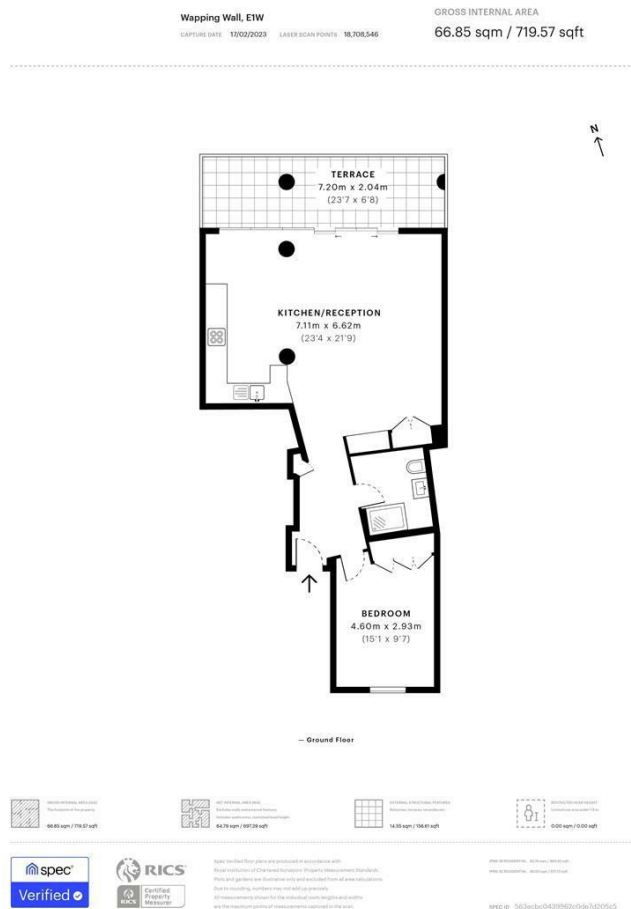
£2,750

\*BRAND NEW REFURBISHMENT& A fine example of a luxury, riverside, larger than average one bedroom apartment featuring incredible views of the River Thames and London.

Situated on the ground floor and arranged over approximately 720 sq ft, the well-proportioned accommodation comprises reception room with French doors that open on to a private terrace, newly fitted, fully integrated semi open-plan to kitchen, spacious bedroom with fitted wardrobes and a bespoke fitted bathroom.

Merchant Court is a picturesque warehouse conversion that sits along the Thames Pathway, it offers day time concierge and private residents riverside terrace. Wapping Station and all local amenities are located close by.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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