



## 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.

Hemmingfords

Wapping Wall, E1W  
 CAPTURE DATE: 13/02/2023 LASER SCAN POINTS: 18,708,546

GROSS INTERNAL AREA  
 66.85 sqm / 719.57 sqft



Ground Floor

spec Verified  
 RICS Certified Property Measurement  
 Other accreditation logos and text.



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

Hemmingfords Lettings  
 34 Upper Street  
 London  
 N1 0PN

020 3890 7470  
 info@hemmingfords.co.uk  
 www.hemmingfords.co.uk

Hemmingfords