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## Wapping Lane, E1w

Renovated one bedroom second floor flat located in a purpose built block within 0.3 miles of Wapping tube station. Spacious accommodation comprises; lounge/diner with access to balcony, open-plan to modern fitted kitchen (with appliances), double bedroom and refitted shower room. Secure allocated parking for one car. Ideal for a city commuter or professional couple. The property is part furnished and available from 24th July, 2023. EPC C.

## £1,650 pcm

Council Tax Band C

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Secure access via entry gates and communal security door and stairs to second floor. Private entrance door to;

**Entrance Hall**

Wood effect laminate flooring. Wall mounted security entry-phone. Door to airing cupboard.

**Lounge/Diner 14' 11" x 12' 0" (4.54m x 3.66m)**

Double glazed window to rear and door with further double glazed door leading to private balcony. Wood effect laminate flooring. Electric heater. Open-plan access to;

**Kitchen 8' 10" x 7' 4" (2.69m x 2.23m)**

Newly fitted range of wall mounted and base level units. Stained wooden work surface with matching splash back and incorporating an undermounted single bowl sink unit. Fitted single electric oven with four ring ceramic hob with cooker hood over and stainless steel upstand. Further integrated appliances include 50/50 split fridge/freezer, slim-line dishwasher and washer dryer. Tiled flooring.

**Bedroom 14' 11" x 9' 7" (4.54m x 2.92m)**

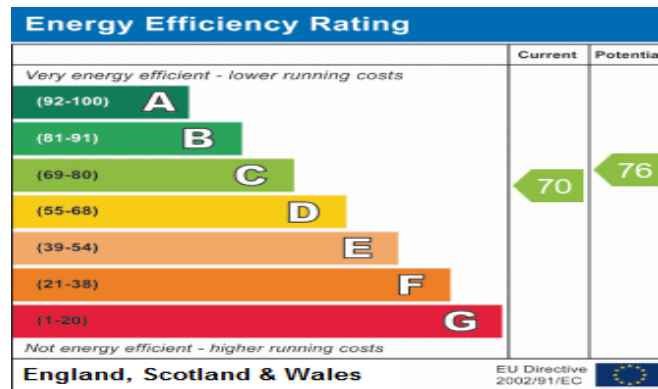
Double glazed window to rear. Wood effect laminate flooring. Electric heater.

**Shower Room**

Newly fitted three-piece suite to include; concealed cistern WC, vanity wash hand basin with storage below and fully tiled shower cubicle. Tiled floor. Extractor fan.

**Externally**

Access at front of block through security gates to parking area, with allocated under cover parking for one car. Communal bin store.



Address:  
Park Lodge Wapping Lane London E1W 2RN

**HOLDING DEPOSIT**

A one week holding deposit is required to secure this property. Please ask for a copy of our 'Guide for Tenants' for a full list of costs applicable to this or any of our properties. Please note your holding deposit is at risk if you withdraw from the transaction or do not disclose something that affects your ability to pass references.