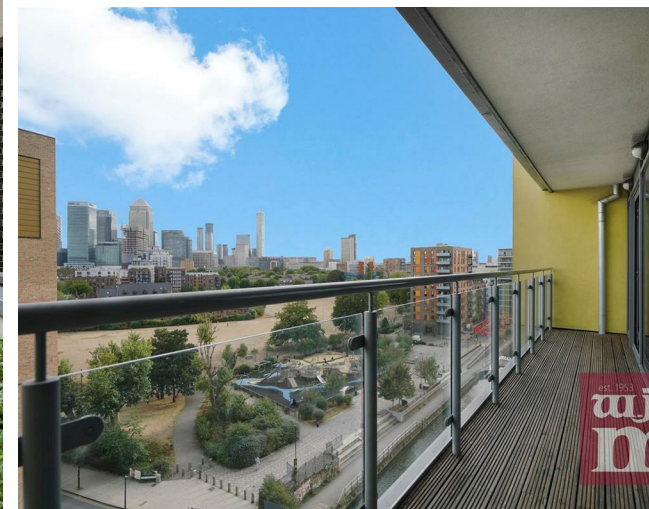


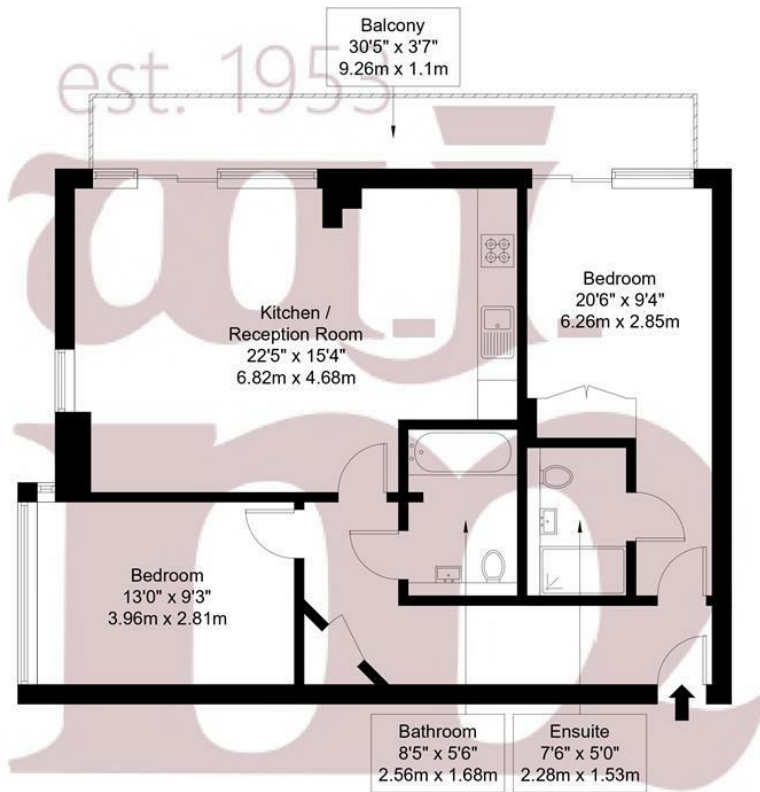
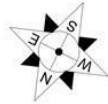


CRAIG TOWER, AQUA VISTA SQUARE, E3

£2,400 PER MONTH

- Two double bedrooms, two bathrooms (en-suite to principal bedroom)
- Waterside setting overlooking the Limehouse Cut and Bartlett Park
- Open-plan kitchen/reception with newly installed appliances
- Furnished · daytime concierge · communal roof terrace · secure bike storage
- Approx. 931 sq ft - dual-aspect corner apartment, eighth floor
- Canary Wharf skyline views
- Substantial private balcony
- Langdon Park & Devons Road DLR (Zone 2) - Canary Wharf in about 8 minutes

wj.
meade



Eighth Floor

Approx Gross Internal Area = 76.3 sq m / 821 sq ft

Balcony = 10.2 sq m / 110 sq ft

Total = 86.5 sq m / 931 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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WJ Meade are delighted to present this spacious two-bedroom, two-bathroom apartment on the eighth floor of Craig Tower, part of the sought-after Aqua Vista development in Bow, E3. A rare dual-aspect corner apartment, it enjoys plenty of natural light throughout the day. Set right beside Bartlett Park, the flat looks out over parkland and the Limehouse Cut on one side, with the Canary Wharf skyline on the other. At its heart is a generous open-plan kitchen and reception room with newly installed appliances, opening through sliding doors onto a substantial private balcony. The skyline view from here is a striking backdrop by day and after dark.

Both bedrooms are true doubles, the principal with its own en-suite shower room. There is a second well-appointed bathroom and a separate storage room off the hallway. At roughly 931 sq ft, this is one of the larger two-bedroom layouts in the development. The development is securely gated, with a daytime concierge, landscaped courtyard, communal roof terrace and secure bicycle storage.

The location is superbly connected:

- Langdon Park and Devons Road DLR - about 10 minutes on foot
- Westferry DLR - about 15 minutes on foot, direct to Bank and Tower Gateway

Council tax band D
Current EPC Rating 83



All sizes are approximate. The Agent has not tested any apparatus, equipment, fixtures and fittings, or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitors or Surveyor. Photographs are for illustration purposes only and may depict items, which are not for sale or included in the sale price. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor. Money Laundering Regulations 2003: Intending purchasers will be asked to produce identification, documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars are intended to give a fair description of the property only and are in no way guaranteed, nor do of any contract. They are issued on the express condition that all negotiations are conducted through WJ. Meade Estate Agents. All subject to contract and to being unsold.