

## Directions

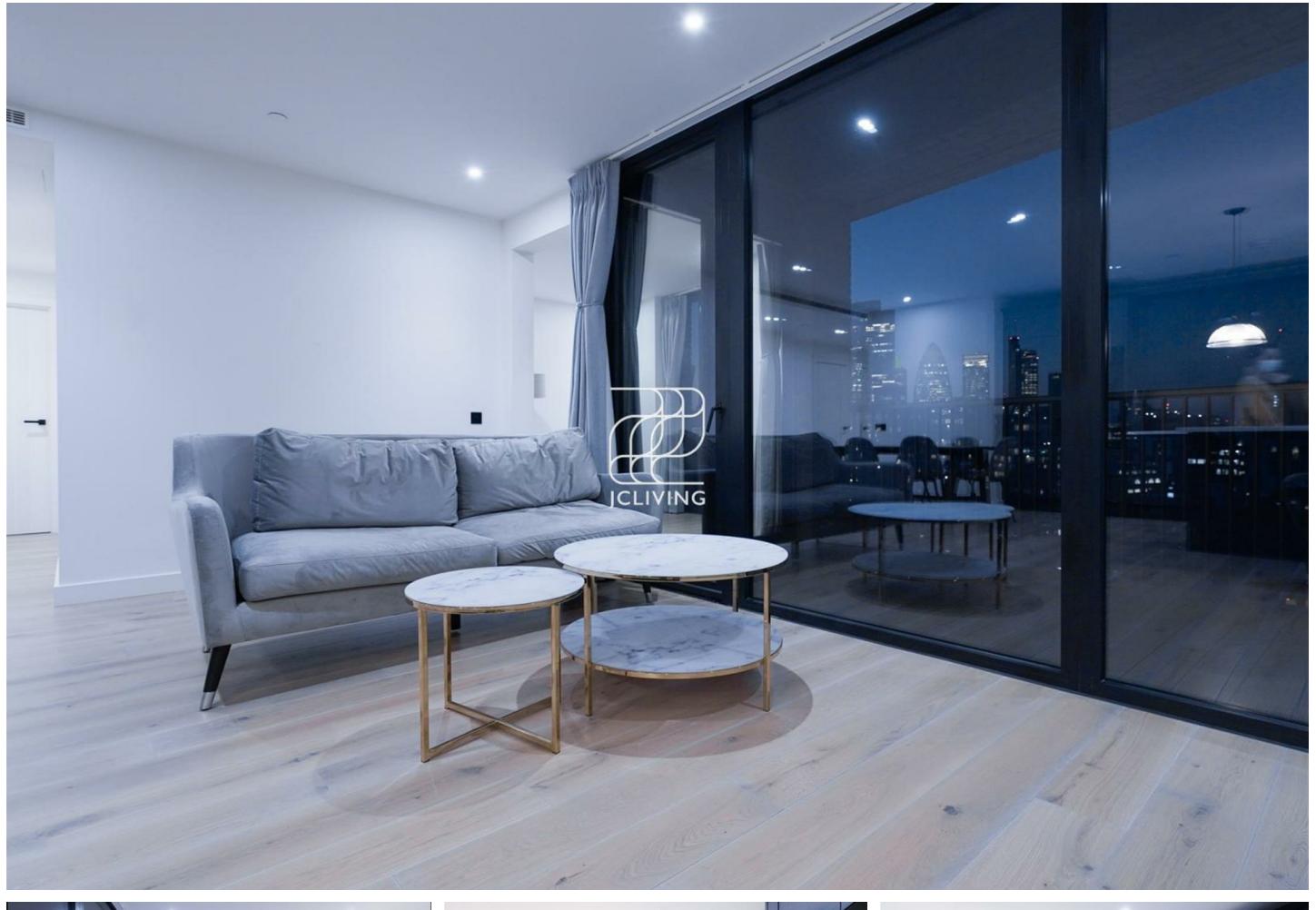
## Viewings

Viewings by arrangement only. Call 02033696888 to make an appointment.

## EPC Rating

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



[CN363 Flat 133, Emery Wharf 1 Emery Way, London, E1W 2AS](#)

£1,153

- 24 hour concierge
- Private screening room
- Fantastic transport links
- 1151.75 square ft
- Residents gym, pool and spa facilities
- Roof top garden with views of the city
- Close to shops and restaurants
- Council tax band H

# Emery Wharf 1 Emery Way, London E1W 2AS

\*\*\* Please quote reference JC2306179 when contacting the office \*\*\*

Nestled in the vibrant heart of London, this apartment in the exquisite London Dock development offers a perfect blend of modern living and urban convenience. Spanning an impressive 1,152 square feet, this property boasts three well-appointed bedrooms and two stylish bathrooms, making it an ideal home for families or professionals seeking space and comfort.

Constructed in 2020, the property features a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. One of the standout features of this property is the private residents roof garden, which provides stunning views of the city skyline.

Residents of this exclusive development enjoy a wealth of amenities designed to enhance their lifestyle. The facilities include a state-of-the-art gym, a squash court, a luxurious swimming pool, a screening room for movie nights, and a treatment room for pampering sessions. Additionally, the jacuzzi, sauna, and steam room offer a serene escape from the hustle and bustle of city life.

With a 24-hour concierge service, your needs are catered to around the clock, ensuring peace of mind and convenience. The location is superb, situated close to the iconic St Katherine's Dock, Tower Bridge, and the

