



# Saffron wharf, London Dock

## £6,800



Available Now | Fully Furnished | 12th Floor | 24/7 Concierge | Gym | Cinema Room | Virtual Golf Room |  
Swimming Pool | Spa Facilities | WeChat: CLH-Consultant.



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- 12th Floor
- Floor-to-ceiling Windows
- Furnished
- Concierge
- Residents' Swimming Pool

- Brand New Build
- Wood Flooring
- Balcony with Stunning Views of London
- Residents' Gym
- Residents' Virtual Golf & Cinema Room



## The Property

The open-plan living, dining and kitchen area is exceptionally spacious, designed to create a seamless flow between relaxation and entertaining. Floor-to-ceiling windows flood the apartment with natural light while framing impressive views across Wapping and towards the City of London. From the living area, doors open onto a private balcony, providing an ideal setting to enjoy the elevated city outlook.

The contemporary kitchen is finished to a high specification, featuring fully integrated Miele appliances, including an induction hob, extractor, oven, microwave, fridge, freezer, dishwasher and wine cooler. Dark tonal finishes add depth and warmth, giving the apartment a refined and inviting atmosphere.

The principal and second bedrooms both benefit from integrated wardrobes, offering excellent built-in storage for clothing and everyday essentials. The third bedroom is equally bright and well-proportioned, enjoying attractive views towards the City of London.

Both bathrooms are thoughtfully designed with elegant colour palettes and high-quality finishes. One includes a bathtub with overhead shower, while the second features a spacious walk-in shower and generous storage. In addition, the apartment benefits from a separate WC, enhancing practicality for guests and shared living.

Further storage is provided by hallway cupboards and a dedicated utility cupboard, ensuring the home remains uncluttered and functional throughout.

## London Dock Development

London Dock is a hidden gem behind London Bridge and the City of London. This charming area, with its canals, docks, and narrow streets, is perfect for relaxed strolls. Known for its quality homes, London Dock is next to the peaceful Wapping and has become a lively spot with great shops, restaurants, and bars. It's a quiet escape from the busy city, yet still close to all the action.

Residents enjoy excellent amenities that focus on their well-being. With lots of open space, there are plenty of places to relax and unwind, along with access to a gym and spa. Great transport links make London Dock even more appealing—a secret worth discovering.

## Additional Information

Heating/Hot Water Provider: Switch2

Council: Tower Hamlets, Band G

Holding Deposit: Equivalent to 1 Weeks' Rent

Security Deposit: Equivalent to 5 Weeks' Rent

Local Council: Tower Hamlets  
 Council Tax Band: G

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

