



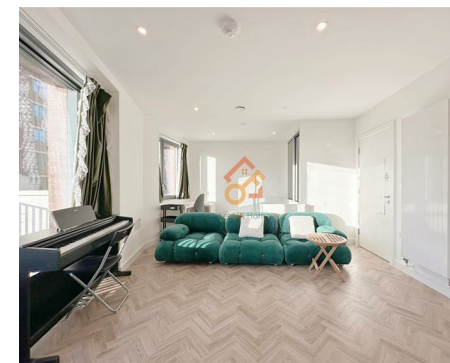
Let **UK** Home

1 Bedrooms

Flat - Studio

Located in London

**£1,850 Per Month**



[info@letukhome.co.uk](mailto:info@letukhome.co.uk)

<https://www.letukhome.co.uk/>

01795 358 886



# 11 Makers Yard London

E3 3YP



Let UK Home are excited to offer this spectacular studio apartment in the heart of Skyline Apartment part of the Three Waters, located where the three waters of Bow Creek, the River Lea and Limehouse Cut meet in the heart of east London.

The flat comprises a spacious open kitchen with a stylishly attached dining area, a magnificent living room leading to a large private balcony with great views, one bright bedroom with built-in wardrobe and one modern bathroom. A virtual viewing is provided.

Residents of this exceptional development will have exclusive use of concierge, cinema, roof terrace and residents lounge. Furthermore, residents will also benefit from an unrivalled selection of shops, bars, restaurants, leisure facilities and beautiful courtyards.

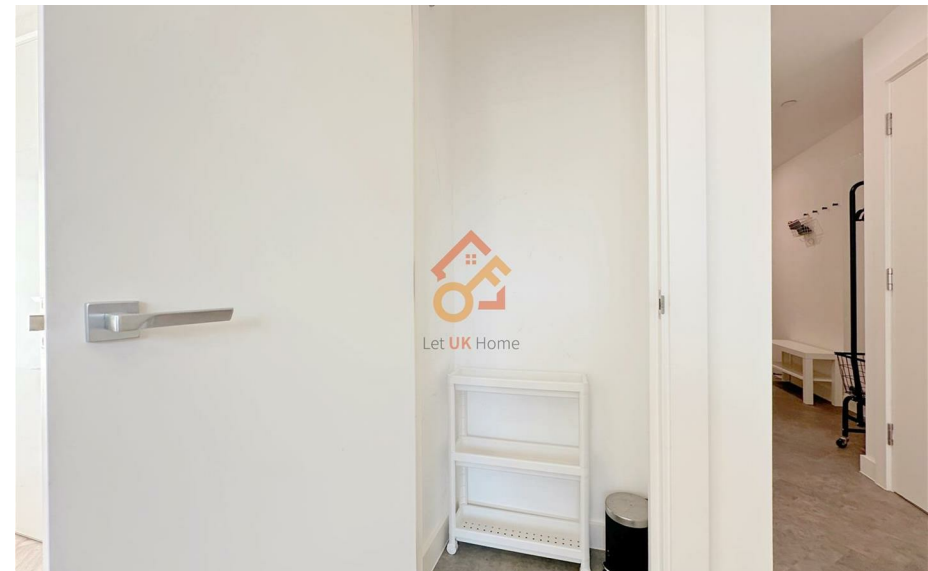
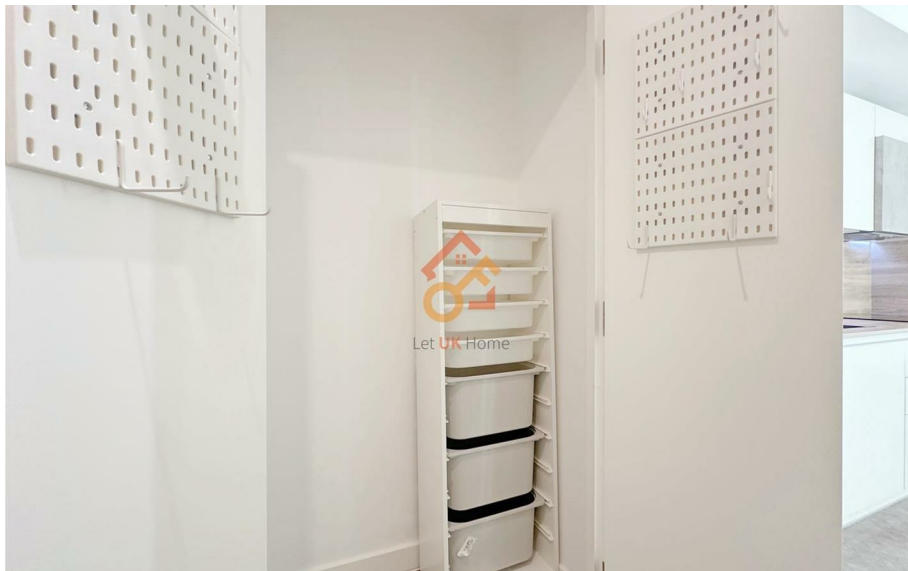
Three Waters is conveniently located moments from the river and in near proximity of Stratford, offering rich history and a flourishing mixture of boutique shops and restaurants. The apartment is adjacent to the large shopping center Westfield Stratford, with Liverpool Street and the O2 not far away, offering one-stop shopping, dining, and leisure. Nearby is also the 10,000-acre regional park; along the riverside residents can walk to Mile End Park, and across the Wennington Green lawn is the famous Victoria Park. The project is also close to Olympic Park and Stepney Green Park.

Additionally, residents benefit from easy access to central London, with both the Tube and DLR within walking distance. Within walking distance to Bromley-by-Bow

# 11 Makers Yard London

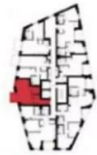
£1,850 Per Month

- 7th Floor
- 24h Security
- Private Balcony
- EPC Rating: B
- Concierge Service
- Cinema & Game Room
- Virtual Viewing Available



户型图:

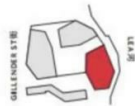
-  混凝土饰面
-  木制饰面
-  瓷砖
-  阳台木甲板
-  洗衣/烘干一体机
-  集成家电\*



楼层图



南向立面



总体规划



室内总面积	40.6 平方米	439 平方英尺
客厅/餐厅	5370 毫米 x 3800 毫米	177" x 126"
厨房	3190 毫米 x 1830 毫米	106" x 59"
室外总面积	5 平方米	54 平方英尺
阳台	2760 毫米 x 1860 毫米	91" x 61"

\*平面图和楼层图仅用于说明用途, 本图比例绘制, 所有测量精度在误差为5%, 以设计修正为准。  
\*有关集成家电的更多信息, 请参阅规格说明或与置业顾问联系。



Let **UK** Home

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Paddington  
London  
W2 6LG


01795 358 886

info@letukhome.co.uk

**Council Tax Band: C**

**Local Authority:**

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		85	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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