



萊英家  
Let UK Home

1 Bedrooms

Flat

Located in London

£2,100 Per Month



info@letukhome.co.uk

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

02045348146



# 20 Gillender Street London

E3 3YJ



Let UK Home are excited to offer this spectacular 1 bedroom apartment in the heart of River Apartment part of Three Waters.

The flat comprises a spacious open kitchen with a stylishly attached dining area, a magnificent living room leading to a spacious private balcony, one bright bedroom with built-in wardrobes and one modern bathroom.

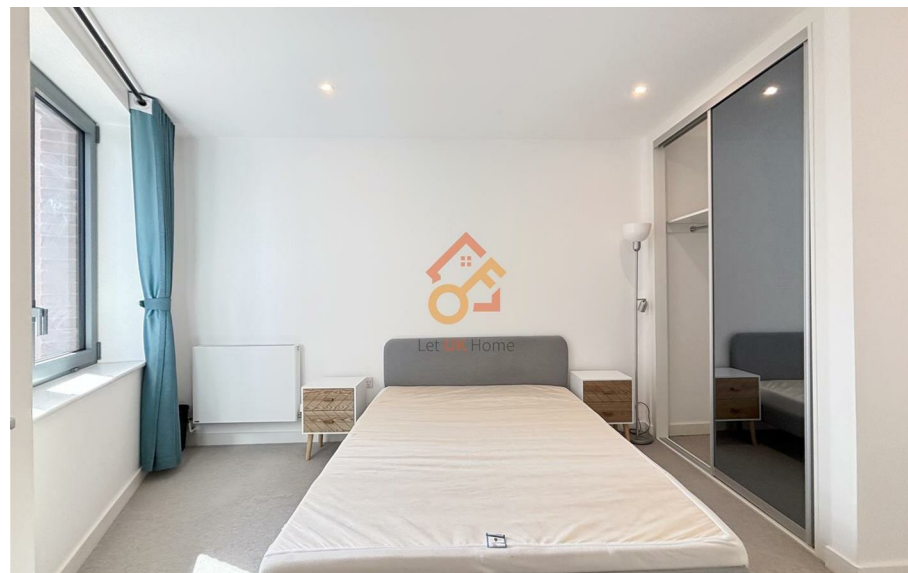
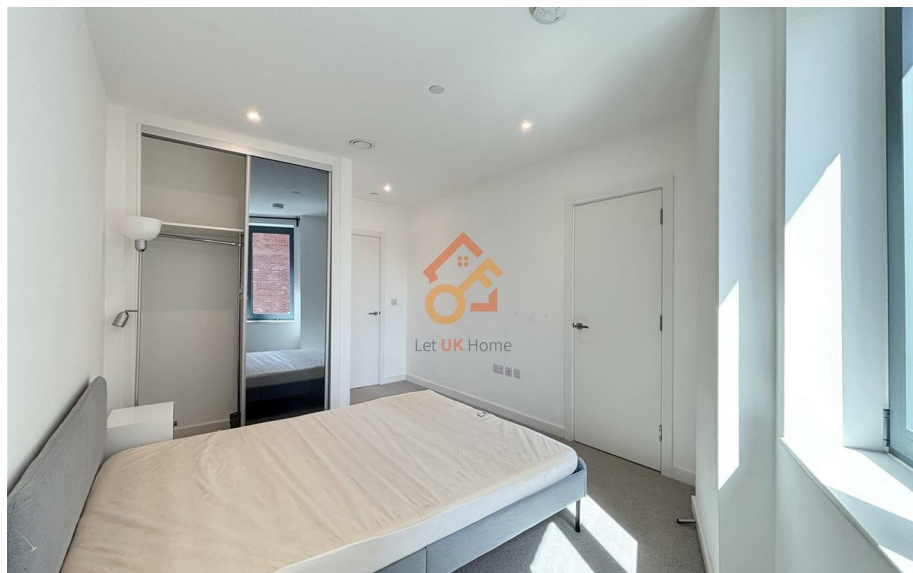
Residents of this exceptional development will benefit from a 24 hour concierge and an unrivalled selection of shops, bars, restaurants, leisure facilities and beautiful courtyards.

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

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- Concierge Service
- Commual Courtyard
- Private Balcony
- 24h Security
- Cinema & Game Room
- 5th Floor





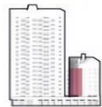
## ONE-BEDROOM APARTMENT



- CONCRETE-EFFECT
- WOOD-EFFECT
- TILING
- CARPET
- DECKING
- WASHER DRYER
- INTEGRATED APPLIANCES\*



FLOORPLATE



ELEVATION



MASTERPLAN



TOTAL INTERNAL AREA	50.2 SQ M	540 SQ FT
Living/Dining	2730mm x 2880mm	12'3" x 9'5"
Kitchen	2890mm x 2280mm	13'0" x 10'9"
Bedroom	4260mm x 3120mm	13'12" x 10'3"

TOTAL EXTERNAL AREA	5.2 SQ M	56 SQ FT
Terrace (Apartment C.01.02 only)	2910mm x 1860mm	9'7" x 6'1"
Balcony	2910mm x 1860mm	9'7" x 6'1"

\* Floor plans and floorplates are for illustration of layout only and are not to scale.  
All measurements given, being within a tolerance of 5%, subject to design amendments.  
\* For more information on integrated appliances please see Specification of spaces for a sales consultant.



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London

W2 6BD

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**Council Tax Band: D**

**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>		
(69-80) <b>C</b>	84	84
(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		
England & Wales		
EU Directive 2002/91/EC		

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