



WARDS WHARF APPROACH, PONTOON DOCK, E16

£1,550 PCM

LET

One Bedroom Apartment | Top Floor Apartment | Private Balcony With Impressive Views | Gated Development | 24 Hour Concierge | Residents Gym & Sauna | Communal Business Centre | Moments From Pontoon Dock DLR | Furnished

A bright, modern, and spacious seventh floor apartment located within this gated Riverside development.

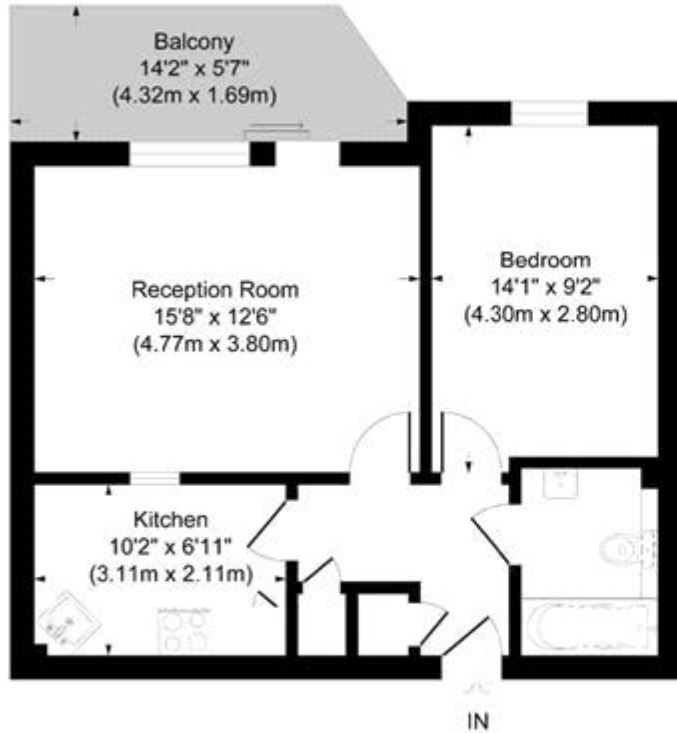
The property benefits from a large reception room with direct access to the private balcony which offers partial views of the City and River Thames, separate fully fitted kitchen with serving hatch, a good-sized double bedroom, family bathroom and a good amount of storage.

Wards Wharf Approach is a gated development with features that include a 24-hour concierge service, residents' gym, sauna and a business centre.

The development is located within short walking distance to Pontoon Dock DLR station which offers quick and easy access into Canary Wharf and the City. London City airport is also a short distance away making this an ideal place for individuals who travel often. Lastly, the Thames Clipper can be accessed via Royal Wharf pier.



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Seventh Floor



Wards Wharf Approach Wards Wharf

Approximate Gross Internal Area
Total = 48.1 sq m / 519 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		66	67
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.