

ELUNA APARTMENTS, WAPPING LANE, LONDON, E1W
£375,000 LEASEHOLD

ONE BEDROOM APARTMENT IN THE HIGHLY DESIRABLE LOCATION OF WAPPING

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DESCRIPTION:

A well proportioned apartment in a stylish development in Eluna Apartments, boasting a peaceful balcony and open plan living space. Being sold chain-free and due to its location with easy access to the city centre or to Canary Wharf, makes for an ideal first time buy for a young professional or an investment as a buy-to-let.

Eluna Apartments is a short distance from Tobacco Dock, Shadwell Overground/DLR Station, Aldgate East Station and Whitechapel Station offering fantastic access to Canary Wharf and the City with Crossrail now running, making it ideal for commuters to Heathrow Airport. Cycle Superhighway is immediately outside and there is a wealth of local amenities in Shadwell, Whitechapel High Street and Commercial Road. Then there is also Spitalfields market and Brick Lane close by.

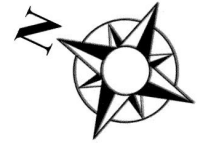
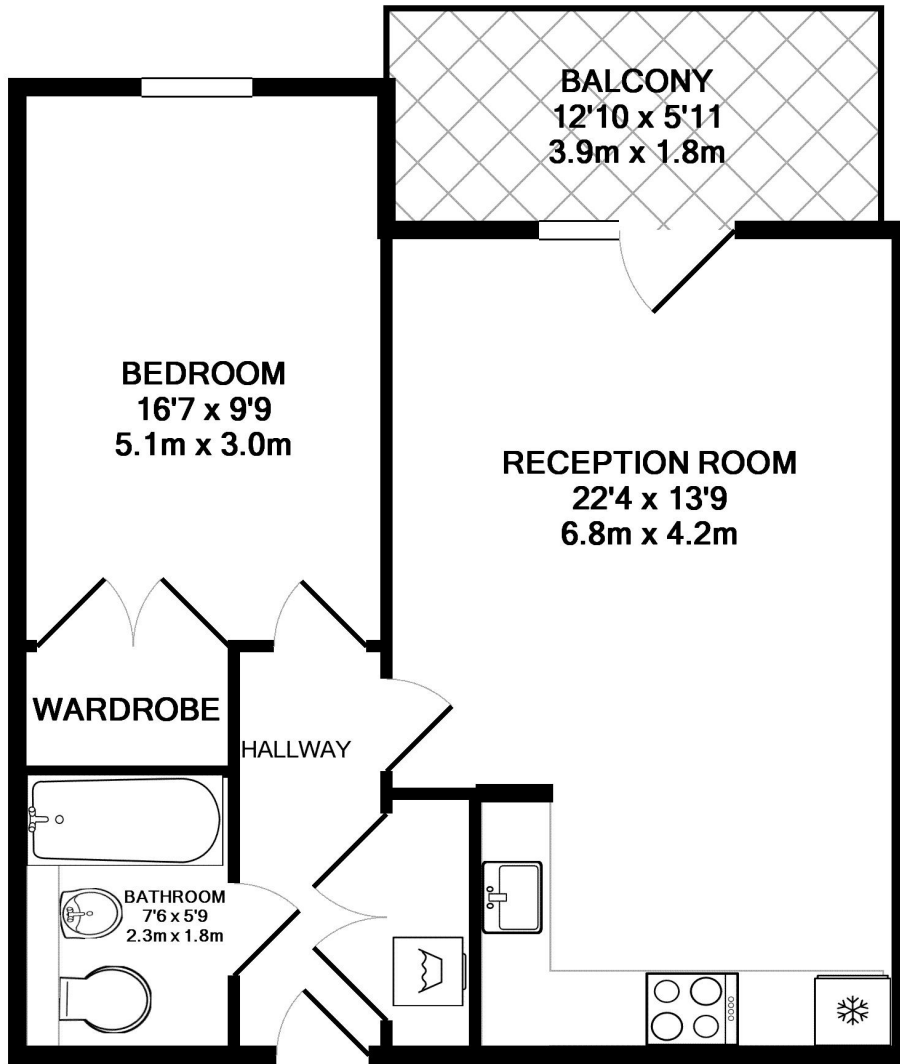
Spanning at 573 sq. ft., accommodation comprises a well presented open-plan reception room and floor to ceiling windows. The kitchen is fully integrated with built in appliances. A double bedroom and a three-piece bathroom suite complete the property. The development also benefits from secure fob access and lift access.

Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

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TOTAL APPROX. FLOOR AREA 573 SQ.FT. (53.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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