



**SEVERN COURT, 25 CLYDE SQUARE, LONDON, E14**  
**£1,750 PER MONTH FURNISHED**

# STUNNING SPLIT-LEVEL ONE BEDROOM APARTMENT IN EXQUISITE WAREHOUSE CONVERSION DEVELOPMENT

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Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

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## DESCRIPTION:

Stunning split-level one bedroom apartment in exquisite warehouse conversion development in Limehouse. This 650sq ft property features a high specification finish throughout and has a spacious reception room, contemporary fitted kitchen with high-end appliances, large bedroom, modern bathroom and is also offered furnished.

The apartment is located in Clyde Square which is conveniently situated just 10 minutes from Westferry and Limehouse DLR stations and so is perfect for easy access to Canary Wharf or The City of London.

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Approx. Gross Internal Floor Area 809 sq. ft / 75.17 sq. m (Including Void)  
 Approx. Gross Internal Floor Area 676 sq. ft / 62.78 sq. m (Excluding Void)



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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		
69-80	C	71   c	71   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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