



# To Let

Circus Apartments | Canary Wharf |  
London | E14

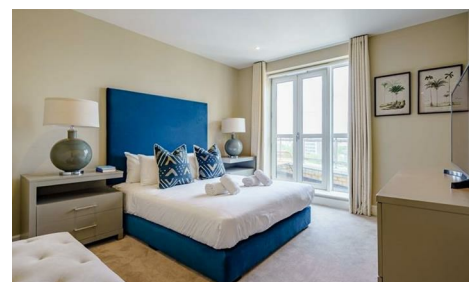
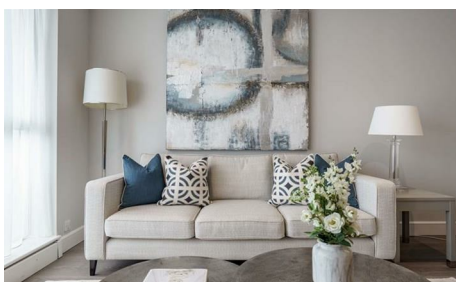
Apartment

**£4,008 Per Month** | Furnished

1 Reception | 2 Bedroom | 2 Bathroom

- Fully furnished, interior designed and AV connected
- Air conditioning in reception and bedrooms
- On-site receptionist, caretaker and 24hr monitored security
- Residents' on-site TV room, lounge, day space and garden terrace
- Private riverside gardens & parking
- Flexible rental terms

FREEDOM TO MOVE





This luxurious interior designed two-bedroom, two bathroom apartment on the second floor of this waterfront estate is set over 947 SqFt. This spacious apartment with modern open-plan living space is fully furnished and enjoys wooden flooring and dedicated dining area in the reception room.

The space boasts floor to ceiling windows that allow in an abundance of natural light, while a private balcony with dramatic views of the impressive Canary Wharf skyline provide a relaxing setting.

A separate fully equipped kitchen with stylish LED under cabinet mood lighting, full-sized fridge/freezers, electric ovens with gas hobs, microwave ovens, external extractors, 1.5 sinks with food waste disposal, dishwashers, and washer dryers, so that you have everything you need from the day you move in.

The Bedrooms are spacious with king size beds and fully furnished with bespoke fitted mirrored wardrobes, luxury carpet and furnishings.

A new AV systems has been installed, including fibre broadband, large 55" LG Smart TV in the reception room and a Smart TVs in the bedrooms.

The apartment is ideally positioned within easy access of Zone 2 stations of Westferry (DLR), Canary Wharf (Jubilee) and Crossrail (Elizabeth line), adding to the extensive transport links including tree lined riverside footpaths, Thames Clipper river service, and local buses.


There is also a team of maintenance experts, with a 24-hour emergency helpline available.

#### Financial Summary:

- Holding Deposit= £925 (1 week's rent- this is taken off the total security deposit)
- Security Deposit= £3,083.33 (1 calendar month's rent, less holding deposit)
- 1 calendar months rent= £4,008.33

Council Tax band- E  
EPC rating- C

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>	<b>81</b>	
(81-91) <b>B</b>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.



Hawks

71 - 73 West Ham Lane, London, E15 4PH

T: 0203 002 6769

E: stratford@hawksproperty.com

