



Burrells Wharf Square, London, E14 3TJ

A beautifully presented two double bedroom apartment set within the sought-after Grade II listed riverside development of Burrells Wharf.

Combining character, space and an enviable riverside setting, this distinctive warehouse conversion offers a generous reception room with original exposed brickwork and beams, creating a warm and characterful living space. The property further benefits from two private balconies, a well-appointed kitchen, two spacious double bedrooms and a family bathroom.

On-site amenities, including allocated underground parking, 24-hour concierge service, a fully equipped gymnasium, sauna, heated indoor swimming pool and beautifully landscaped communal gardens.

Council Tax: Band E

- Heating Including Service Charge
- Grade II Listed Warehouse Conversion
- Riverside Development
- Underground Car Parking Space
- 24hrs Concierge, Swimming Pool, Gym and Sauna
- Two Private Balconies

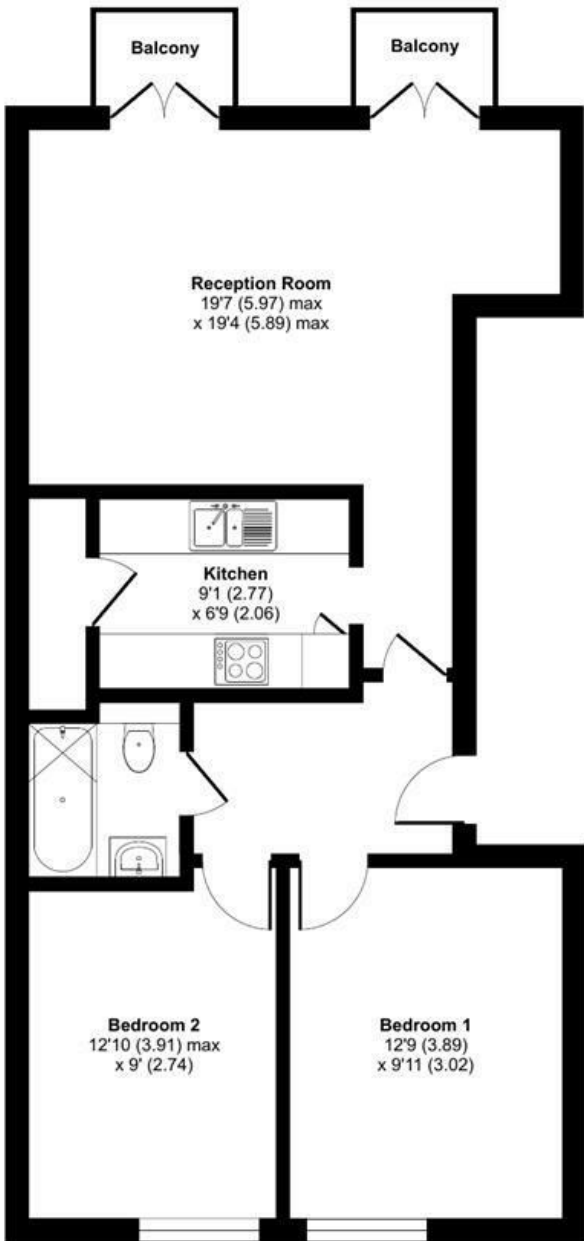
Alex & Matteo
ESTATE AGENTS

£2,200 Per month

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Approximate Area = 685 sq ft / 63.6 sq m

For identification only - Not to scale



FIRST FLOOR

Alex & Matteo
ESTATE AGENTS



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Alex & Matteo Estate Agents. REF: 992857

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		