



Flat 507 Michigan Building,  
New Providence Wharf, 2 Biscayne Avenue, E14  
£460 Per Week,

NAPIER WATT

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35 Berkeley Square, Mayfair, London, W1J 5BF











## Description

A 1 bedroom, 5th floor flat with 2 Balconies, with fresh decor throughout. Situated in a modern development with 24 hour Concierge, including a Leisure complex with Gymnasium, Swimming Pool, Sauna & Steam Rooms (inclusive in the rent subject to an induction), located on the riverside with communal gardens. Comprising reception room with balcony and semi open plan kitchen (with dishwasher), double bedroom with built in wardrobes and separate balcony, bathroom, as well as further storage to the hallway. Available Furnished Blackwall DLR & local bus routes are moments away, with Canary Wharf shopping and the Jubilee Underground station only a short walk.

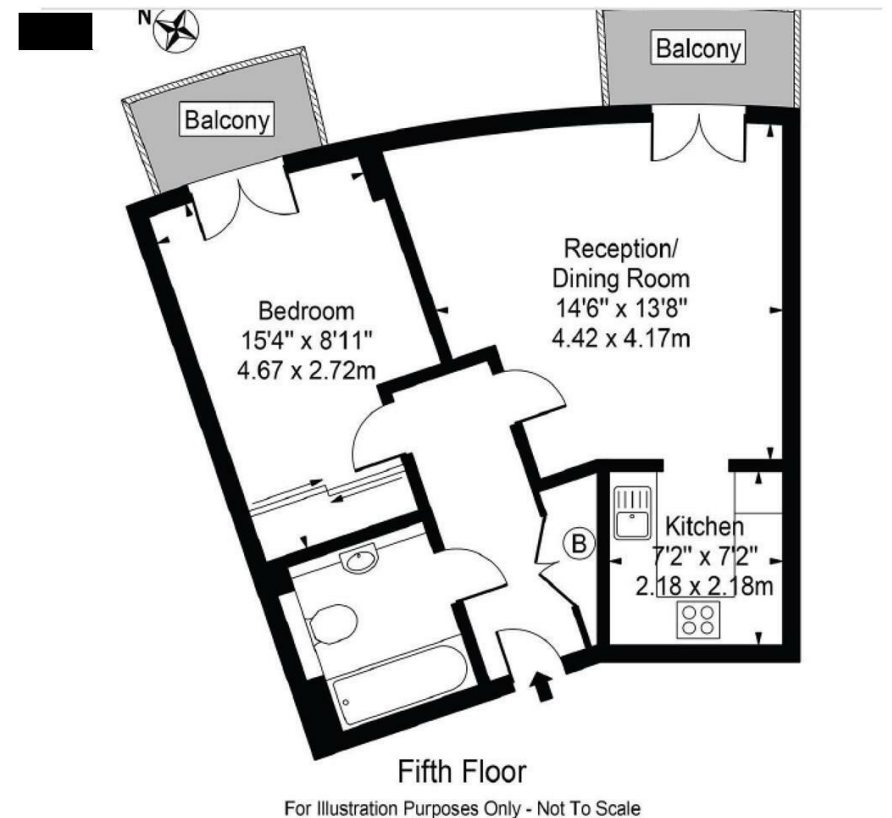
EPC Rating C: Tower Hamlets Council Tax Band D

## Key Features

- TWO BALCONIES
- 521 sq.ft. / 48 sq.m.
- FRESH DECOR
- GYM, POOL & SPA INCLUDED
- 24 HOUR CONCIERGE
- RIVERSIDE COMMUNAL GROUNDS
- FURNISHED
- FITTED STORAGE

## Terms

**Fees & Charges:** Tenancies exceeding £100,000 Per annum £480 inc VAT, Tenancies where a company is a tenant £480 Inc VAT.



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

**IMPORTANT:** We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.