

# River Habitat



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Eaton House, 38 Westferry Circus, E14 8RN

Three Bedroom Apartment

£950 pw

rh-eatonhse2958-el6

Available now. Looking for a spacious family accommodation with fabulous views of the River? On the fifth floor of Eaton House is a 1,692 Square Foot Apartment of three double bedrooms. The lounge, breakfast room and third bedroom face due West, South/West directly to the river and the Master and second bedroom face due North. Each bedroom has an en-suite and there is an extra cloakroom.



- \* 3 double bedroom, 3 bathroom, cloakroom
- \* Small Juliette balcony of approx 14 Sq Ft
- \* Underground secure car parking space
- \* 1,692 Sq. Ft. Offered Furnished

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Convenience to Canary Wharf? Located on the Canary Wharf Estate are Canary Riverside, a development of four prestige residential buildings, a Four Seasons Hotel, a Holmes Place Gym & Pool and numerous brand name restaurants including Café Brera, Gaucho Grill and Royal China. Set back from the river but with direct river views and courtyard views is Eaton House.

Property is Air Coil Fan heated and cooled. There is also under window skirting board heating and Trace Heating for immediate hot water.

•**LOUNGE: 20ft6 X 14ft4**

Oak floor, floor to ceiling windows facing river and square directly, dimmer Switches, cable, telephone points, Fitted American Wooden Shutters.

•**BREAKFAST AREA: 8ft10 X 8ft2**

Oak Floor, double French doors leading to Juliet balcony, fitted American shutters

•**KITCHEN**

Oak floor, marble work top, stainless steel splash back, fridge freezer, microwave, dishwasher, washer/dryer, 4 X gas hobs, electric oven, extractor fan

•**MASTER BEDROOM: 16ft4 X 13ft5**

Neutral carpet, three double doors, fitted wardrobes, fitted American wooden shutters

•**EN-SUITE**

Marble floor, fully tiled walls, His and Hers wash basins, mirror fitted vanity units, one ceramic shower/bath, one shower booth, toilet, extractor fan, shaving point, undersinks cupboards, comes with underfloor heating.

•**BEDROOM 2: 13ft X 12ft6**

Neutral carpet, two double door, fitted wardrobes, fitted American wooden shutters

•**BATHROOM 1:**

Marble floor, full tiled walls, wash basin, mirror fitted vanity unit, one ceramic shower/bath, toilet, extractor fan, shaving point

•**BEDROOM 3: 13ft5 X 12ft6**

Neutral carpet, two double door, fitted wardrobes, fitted American wooden shutters, two double standing wardrobes

•**BATHROOM 2:**

Marble floor, fully tiled walls, wash basin, mirror fitted vanity unit, one ceramic shower/bath, toilet, extractor fan, shaving point

•**CLOAKROOM**

Dark green marble floor, fully tiled walls, sinks, undersink cupboard, toilet



**Disclaimer**

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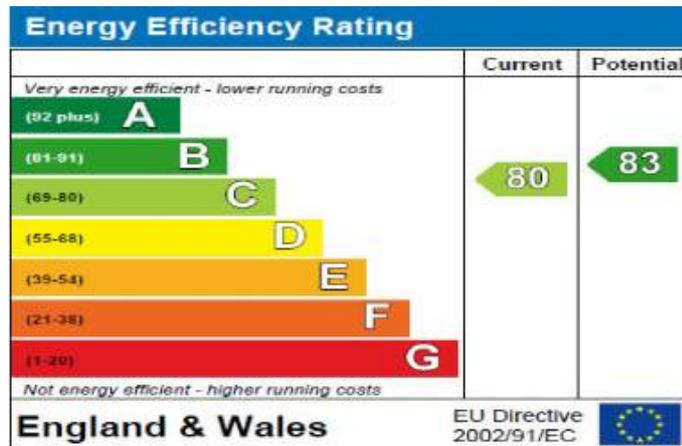
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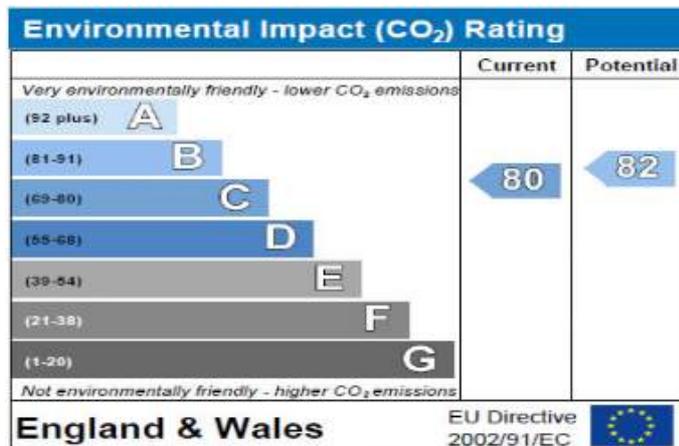
## Energy Performance

Energy Efficiency Rating:



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact Rating:



The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Total floor area  
157.2 sq m / 1,692 sq ft

Balcony area  
1.3 sq m / 14 sq ft

