

River Habitat



655 Commercial Road
Limehouse
London E14 7LW

Contact:

T: 020 7791 9830

F: 020 7791 9831

Email: admin@riverhabitat.co.uk

One West India Quay, Canary Wharf, E14 4EF

Two Bedroom Duplex Apt

£850 pw

rh-westindi78693-el6

Available 31st July 2013. This particular property is on the corner of the building with West and North views and due to its floor to ceiling windows is extremely light. A circa 1,670 Square Foot 2 double bedroom, 2 bathroom duplex, luxury flat on the 13th and 14th floors with western views toward the City and the river. One car parking space comes with the apartment.



- * Circa 1,670 Sq Ft 2 double bed, 2 bath
- * Duplex luxury flat on the 13th and 14th floors
- * One car parking space
- * Available 31st July 2013

A circa 1,670 Square Foot 2 double bedroom, 2 bathroom duplex, luxury flat on the 13th and 14th floors with western views toward the City and the river. One car parking space comes with the apartment.

1 West India Quay is one of the premiere developments within a short walking distance into Canary Wharf. It is located directly south of Cabot Square on the Eastern most side of the West India Quay. Its close location close to Canary Wharf gives it an amazing infrastructure. 3 health clubs: Reebok, Virgin Active and LA Fitness are within 5 minutes are as two underground shopping malls, a Waitrose and myriads of bars and restaurants. The closest DLR is WEST INDIA QUAY at the doorstep of the building.

A mixed use building, the first dozen floors are occupied by the Marriott West India Quay (a 4 Star + hotel) while the remaining floors up to essentially the 31st floor are extremely high spec flats. The development is a benchmark in modern building standards and can be characterised by huge floor to ceiling windows, dark wood finishes and state of the art heating/cooling systems. The building has 24 hours security/porterage and many of the services of the hotel are part and parcel of the benefits accruing to the 1WIQ resident.

This particular property is on the corner of the building with West and North views and due to its floor to ceiling windows is extremely light. The lower floor consists of a kitchen, cloakroom and a living and dining area. The upper floor has a master bedroom with a dressing room, walk in wardrobe and en-suite bathroom. The upper floor also has a double bedroom and a guest bathroom.

Given its size and outlook, the property is in short supply and will make a professional couple an extremely good investment over time.

•LOUNGE

Dark Wooden Flooring. Double Glazed Windows. Cable Point.

•KITCHEN

Fitted Kitchen w/number of upper and lower level units. Granite worktop. Fridge/Freezer, Washing Machine, Drying Machine, Dishwasher, Extractor Fan, 4 X electrical hob and oven, stainless steel sink. There is a utility room.

•CLOAKROOM (8ft6 X 4ft8)

Low Level WC, Wash Hand Basin, Mirror, Extractor Fan.

•BEDROOM 1

Carpeted floor, gas radiator, double glazed windows, fitted wardrobe

•EN-SUITE

Heated Towel Rail, ½ Tiled Wall, Bath, W.C., Cubicle Shower, Wall Mirror, Wash Basin, Extractor Fan.

•BEDROOM 2

Double Glazed Windows, Fitted Wardrobe.

•GUEST BATHROOM

Heated Towel Rack, ½ tiled wall, WC, Wall Mirror, Wash Basin, Extractor Fan.



Disclaimer

River Habitat, their clients and any joint agents give notice that:

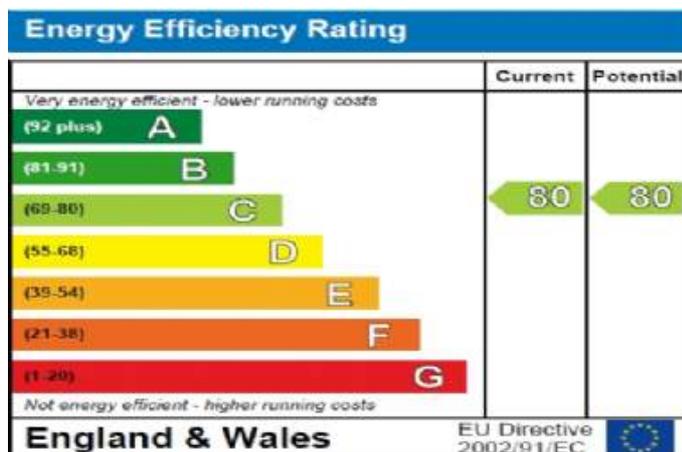
1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily a complete representation of the property. Photographs may be taken using a wide angle lens.

3. It should not be assumed that the property has all necessary planning, building regulations or other consents and River Habitat have not tested any services, equipment or other facilities. Purchasers must satisfy themselves by inspection or otherwise.

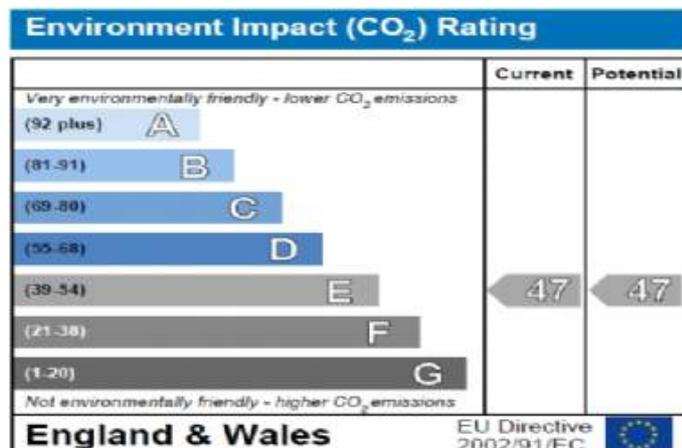
Energy Performance

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.

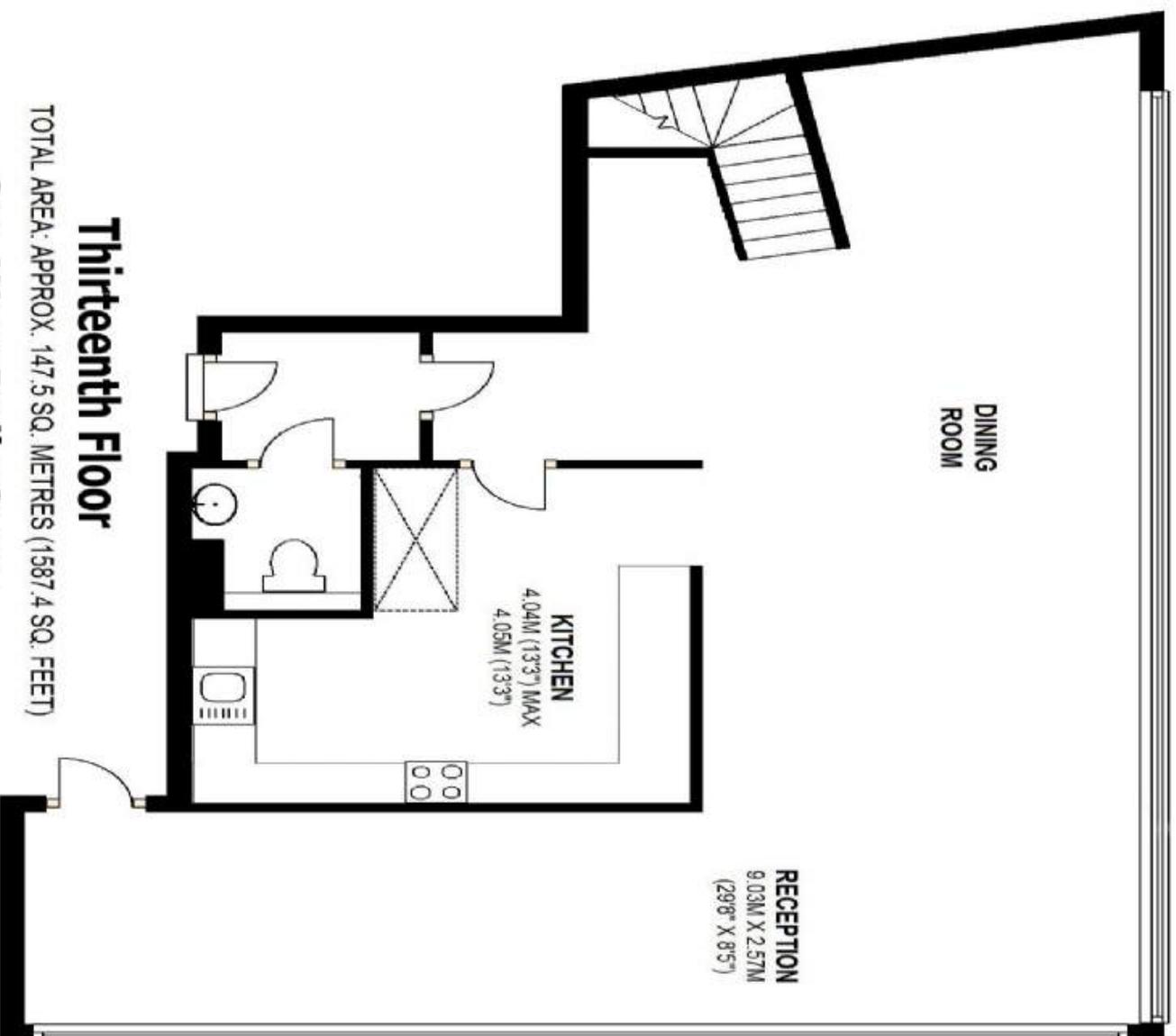
Environmental Impact Rating:



The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

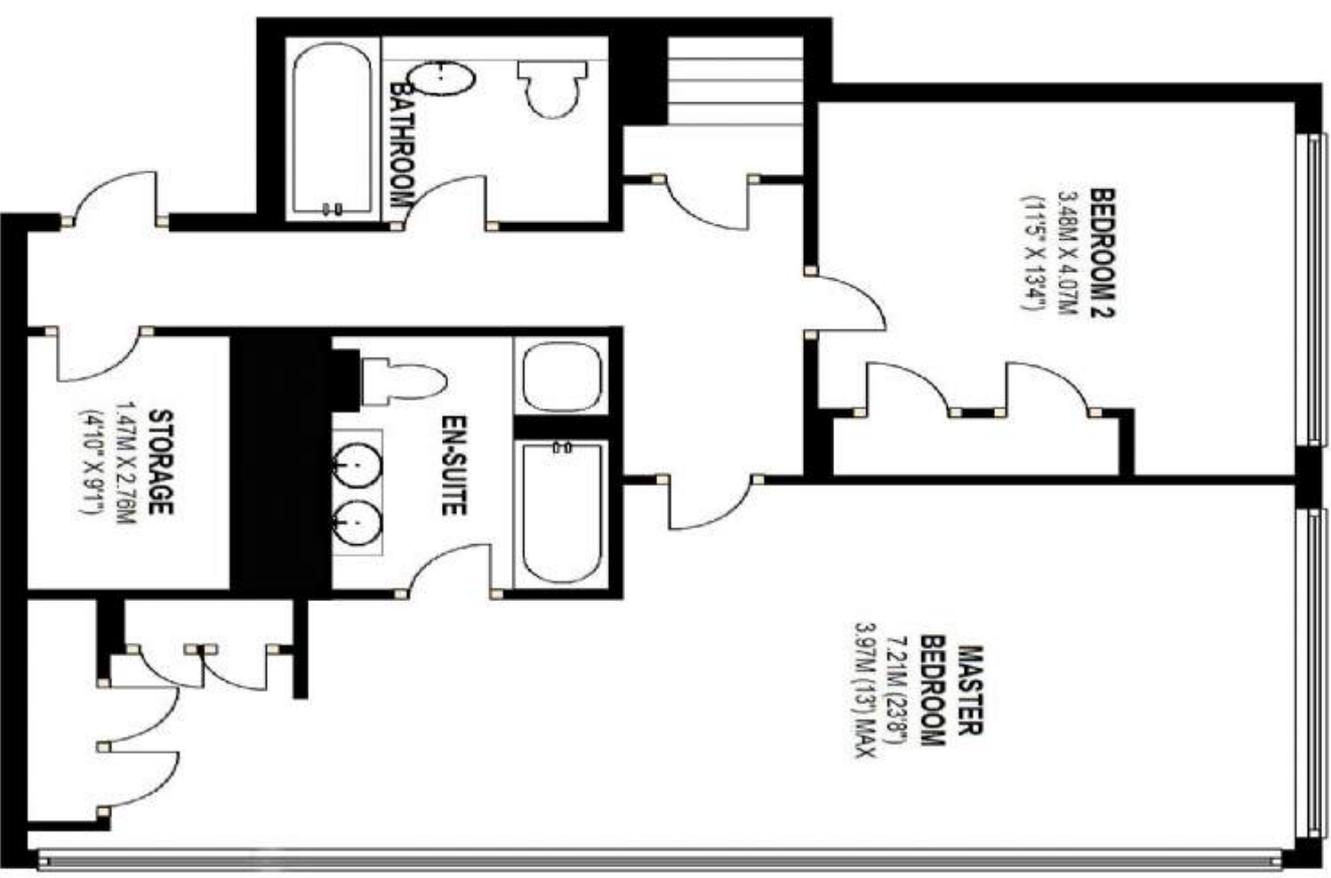
GROUND FLOOR

APPROX. 75.7 SQ. METRES (814.9 SQ. FEET)



FIRST FLOOR

APPROX. 71.8 SQ. METRES (772.3 SQ. FEET)



Thirteenth Floor

TOTAL AREA: APPROX. 147.5 SQ. METRES (1587.4 SQ. FEET)

One West India Quay