



Westferry Circus, London, E14 E14  
£925 Per week



## Floor Plan



## Accommodation

TA luxurious two-bedroom, two bathroom apartment on the eighth floor of this waterfront development is arranged over 1060 SqFt.

This spacious apartment with modern open-plan living space is fully furnished and enjoys light oak 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 provides 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 primary bedroom benefits from a marble en-suite bathroom, with additional family bathroom in the apartment.

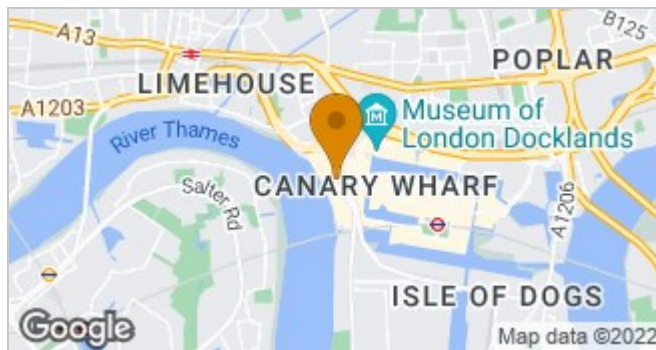
Bedrooms are spacious with king size beds and fully furnished with bespoke fitted mirrored wardrobes, luxury carpet and furnishings.

The property further benefits from fibre broadband, large 55" LG Smart TV in the reception room and 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.



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		76	78
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			



Please contact the Hauzoo office if you wish to arrange a viewing appointment for this property or require further information.

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