



# Gauging Square, Wapping, E1W

Asking Price: £1,200,000

 Benham  
& Reeves



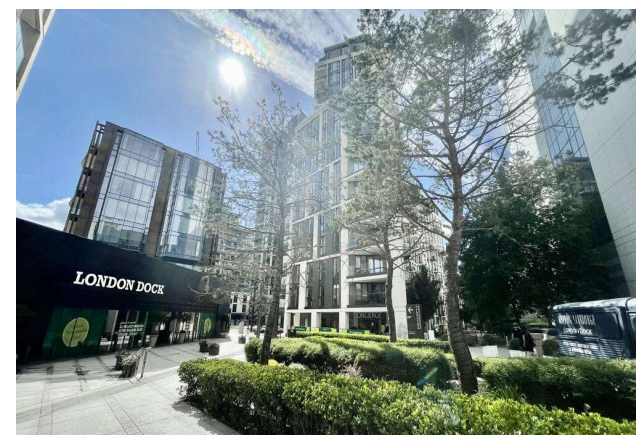
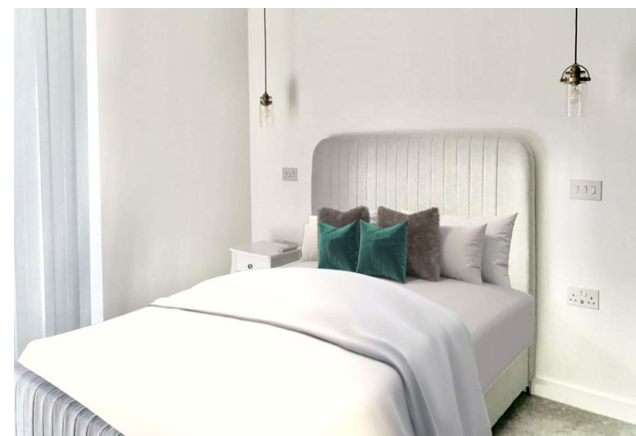
# Gauging Square, Wapping, E1W

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A sophisticated two bedroom, two bathroom apartment in the highly sought after Gauging Square (London Dock).

The apartment features an entrance hall with storage leading to a spacious open-plan reception room and a modern kitchen with top-of-the-line integrated appliances. Throughout the space, there's underfloor heating and adjustable digital lighting. The living area opens to a private balcony with expansive city views. The main bedroom includes built-in wardrobes and floor-to-ceiling windows, along with a modern bathroom and a utility cupboard equipped with a washer and dryer.

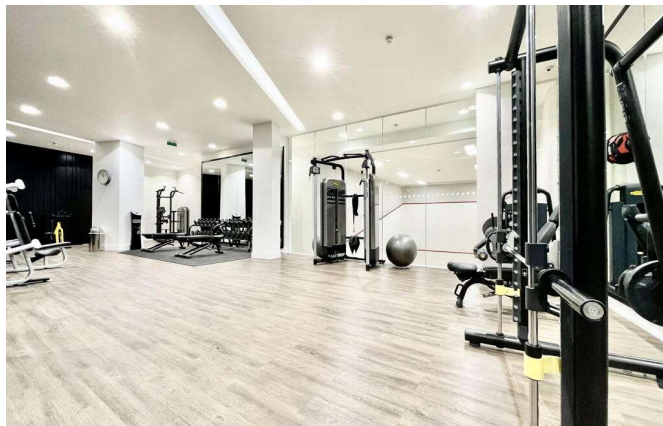
Gauging Square is situated in Wapping, 0.6 miles away from Tower Bridge, offering a blend of history, boutique shops, and restaurants. It provides easy access to the City center and the West End, with proximity to Underground lines and the DLR.

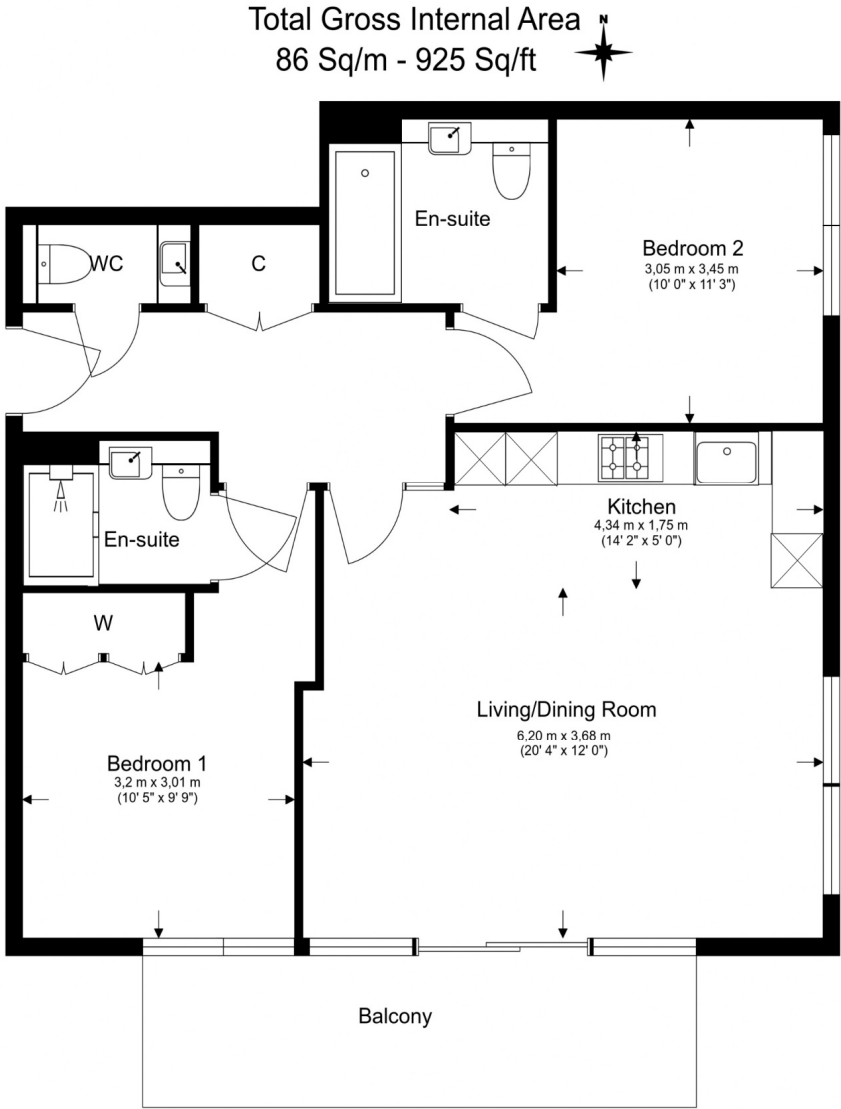




## Property Features:

- Two Bedroom
- Two Bathroom
- 925 Square Feet (Approx.)
- Second Floor Apartment
- Private Balcony
- Unallocated Parking
- 24 Hour Concierge & Security
- Residents' Gym & Squash Court
- Private Cinema & Golf Simulator
- Swimming Pool & Spa
- Underground & Shadwell DLR Station





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price: £1,200,000

Tenure: Leasehold  
Expires 24/06/2988  
Approximately 964 Years Remaining

Ground Rent: £550.00 (per annum)  
Increase: In line with RPI for applicable year.

Service Charge: £7,312.06 (per annum)  
for the year 2023

Anticipated Rent: £4,240.00 pcm  
Approx. 4.2% Yield

## Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: SHD230002

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W: [www.benhams.com](http://www.benhams.com)

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Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan  
Singapore | South Africa | Turkey

