



# One West India Quay, Hertsmere Road, London

£3,350 pcm

2 bedroom apartment to rent

## Description

Stunning panoramic view two bedroom, two bathroom luxury apartment in the landmark development of No.1 West India Quay, moments from the heart of Canary Wharf and the upcoming Crossrail.

The apartment situated on the 28th floor of this popular development, this luxury two double bedroom apartment offers spectacular views. open-plan modern kitchen, breakfast bar and dining area, bright and airy reception room with floor to ceiling windows, two double bedrooms, master bedroom with walk in wardrobe and an en-suite bathroom.

The apartment benefits from wooden flooring throughout, air conditioning, 24hr concierge service, secure parking space.

The apartment enjoys good transport connection, next to West India Quay DLR station and only 5 minutes walk to Canary Wharf Jubilee Underground station and the upcoming Crossrail station which brings you to central London and Heathrow in 15 and 39 minutes respectively. Amenities such as restaurants, Waitrose, cinema and shopping mall are at your door step.

Viewing is highly recommended.



Council Tax Band: G (Tower Hamlets Council)

Deposit: £3,750

Holding Deposit: £750

Parking options: Off Street



Hertsmere Road, E14

ADAPTIVE DATE: 26/03/2021 LATEST ROOM POSITIONS: 2.526/007

GROSS INTERNAL AREA

90.20 sqm / 970.90 sqft



— Twenty-Eighth Floor

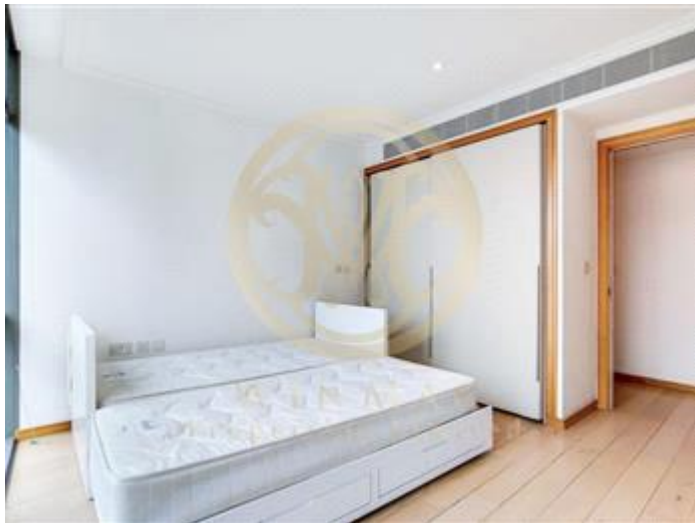
 GROSS INTERNAL AREA (GIA)  
The sum of all room areas  
90.20 sqm / 970.90 sqft

 NET INTERNAL AREA (NIA)  
Excludes built-in structural features  
Excludes ductwork, risers and service ducts  
85.57 sqm / 919.54 sqft

 EXTERNAL STRUCTURAL ELEMENTS  
Structural features (columns etc.)  
0.00 sqm / 0.00 sqft

 EXCLUDED FROM GROSS AREA  
Areas not included in GIA  
0.17 sqm / 1.83 sqft





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	83	84
(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>		

Viewing by appointment only  
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