



To Let

Liberty House | | E1

Flat - Penthouse

£2,900 Per Month | Furnished

1 Reception | 2 Bedroom | 2 Bathroom

- Two Double Bedrooms
- Large lounge
- Two Bathrooms
- Modern Fitted Kitchen
- Wrap Around Balcony
- Secure Parking Space
- Good Transport Links
- Lift To All Floors
- Outside Of The Current Congestion Zone

FREEDOM TO MOVE



Hawks





Liberty House, E1

CAPTURE DATE: 09/10/2020 LAST SCAN POINTS: 26,191,790

GROSS INTERNAL AREA

92.38 sqm / 994.37 sqft



GROSS INTERNAL AREA (GIA) 92.38 sqm / 994.37 sqft
 NET INTERNAL AREA (NIA) 85.82 sqm / 923.78 sqft
 EXTERNAL STRUCTURAL FEATURES 20.37 sqm / 219.26 sqft
 RECEPTION AREA (GIA) 0.00 sqm / 0.00 sqft
 SPEC VERIFIED FLOOR CLASSES
 SPEC VERIFIED FLOOR CLASSES ARE PRODUCED IN ACCORDANCE WITH THE ROYAL INSTITUTION OF CHARTERED SURVEYORS' PROPERTY MEASUREMENT STANDARDS. FLOORS AND PARTS ARE ILLUSTRATED ONLY AND EXCLUDED FROM ALL AREA CALCULATIONS. DUE TO ROUNDING, NUMBERS MAY NOT ADD UP PERFECTLY. ALL MEASUREMENTS SHOWN FOR THE INDIVIDUAL ROOM LENGTHS AND WIDTHS ARE THE MAXIMUM POINTS OF MEASUREMENTS CAPTURED IN THE SCAN.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Hawks Estate Agents are pleased to offer this exceptional two Double bedroom Duplex apartment situated on the edge of the City of London and the historic Tower of London, Tower Bridge and St Katherines Dock, transport links bring Canary Wharf, the City, West End and the South Bank all within easy reach the property sits just outside the current congestion zone and benefits from one secure parking space.

The property consists of large open plan lounge / diner with floor to ceiling windows offer lots of natural light and view across the city and access to the wrap around balcony again offering fabulous views of the city and beyond.

The modern kitchen benefits from built in appliance including oven/ hob ,dishwasher, washing machine ,fridge/freezer and microwave. the bedrooms are both double with two bathrooms one en-suite.

The building has secure entry lift to all floors

Don't miss out on this fabulous property call today 0203 002 6769



Hawks

Hawks
71 - 73 West Ham Lane, London, E15 4PH
T: 0203 002 6769
E: hello@hawksestateagents.com



Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.