

# River Habitat



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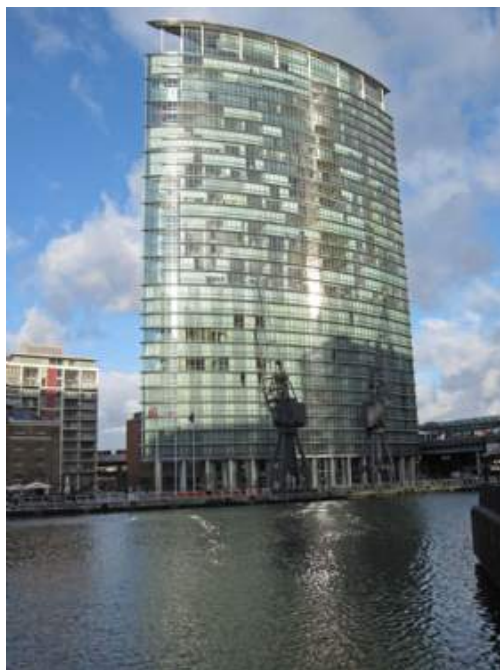
One West India Quay, 24 Hertsmere Road, E14

Two Bedroom Apartment

£750 pw

[rh-westindiaquay37970-el](#)

West India Quay is one of the premiere developments within a short walking distance into Canary Wharf. A circa 1,500 sq ft 2 double bedroom, 2 bathroom flat on the 20th floor with south views toward Canary Wharf and car parking space. The lounge is open plan to the dining room and kitchen area with a small utility room. The apartment also has a cloakroom.



- \* Circa 1,500 sq ft 2 double bed, 2 bath
- \* 20th floor \* South views toward Canary Wharf
- \* Car parking space \* Open plan Lounge/Dining room

A circa 1,500 Square Foot 2 double bedroom, 2 bathroom flat on the 20th floor with south views toward Canary Wharf and car parking space.

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 South Facing. It consists of three south facing rooms. The master bedroom with an en-suite bathroom with a shower cubicle, shower/bath and his and hers sinks. A second double bedroom has a movable divider to the lounge and an en-suite bathroom with a shower/bath. Lastly, the lounge is open plan to the dining room and kitchen area with a small utility room. The apartment also has a cloakroom.

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

•**LOUNGE (30ft10 X 16ft11)**

Laminate Flooring. Double Glazed Windows. Cable Point.

•**KITCHEN (14ft3 X 8ft7)**

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 (20ft0 X 15ft8-13ft10)**

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

•**EN-SUITE (9ft2 X 6ft8)**

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

•**BEDROOM 2 (25ft6 X 9ft9)**

Double Glazed Windows, Fitted Wardrobe.

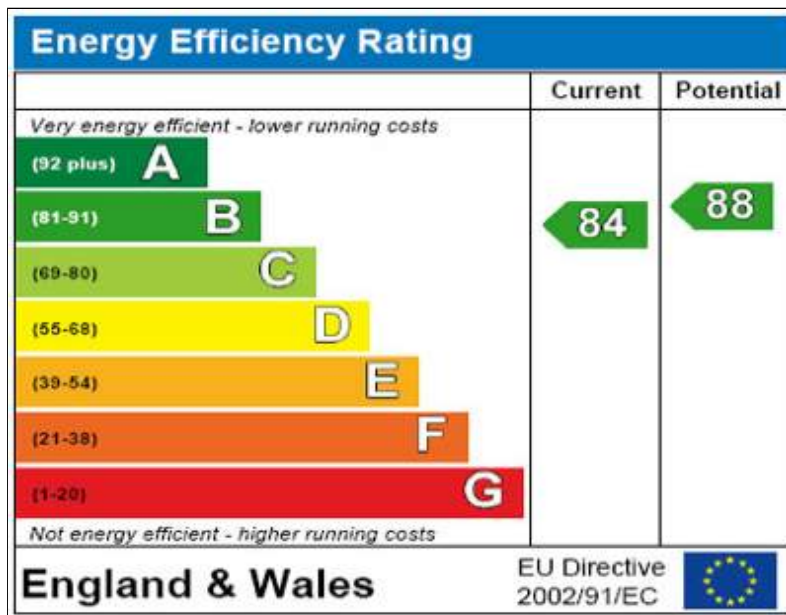
•**EN-SUITE 2 (7ft9 X 6ft3)**

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



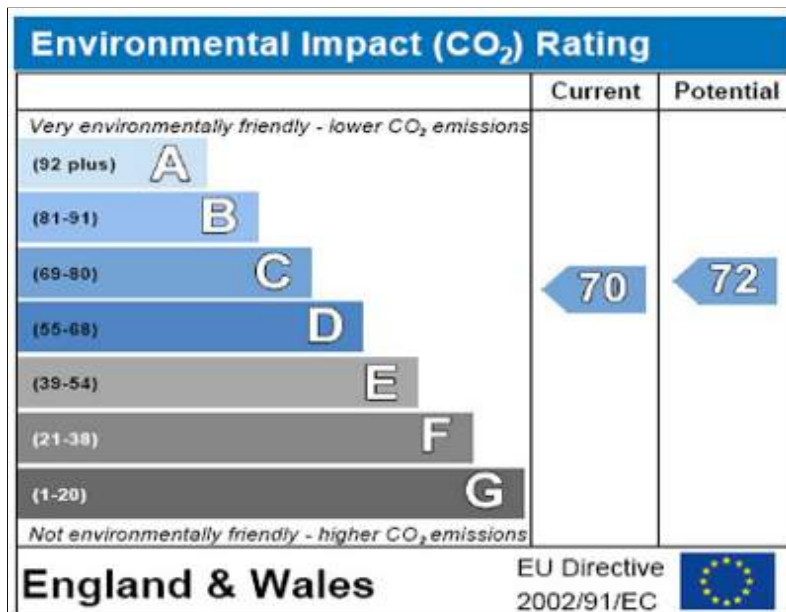
## Energy Performance

Energy Efficiency Rating:

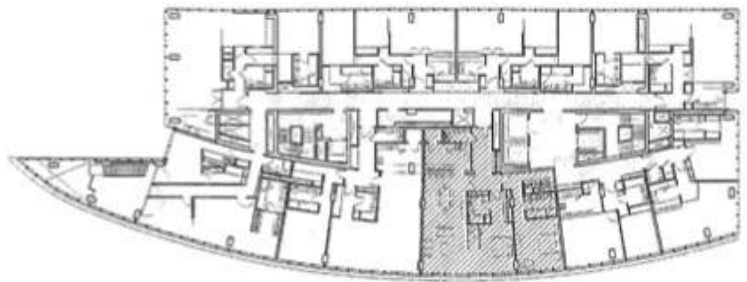
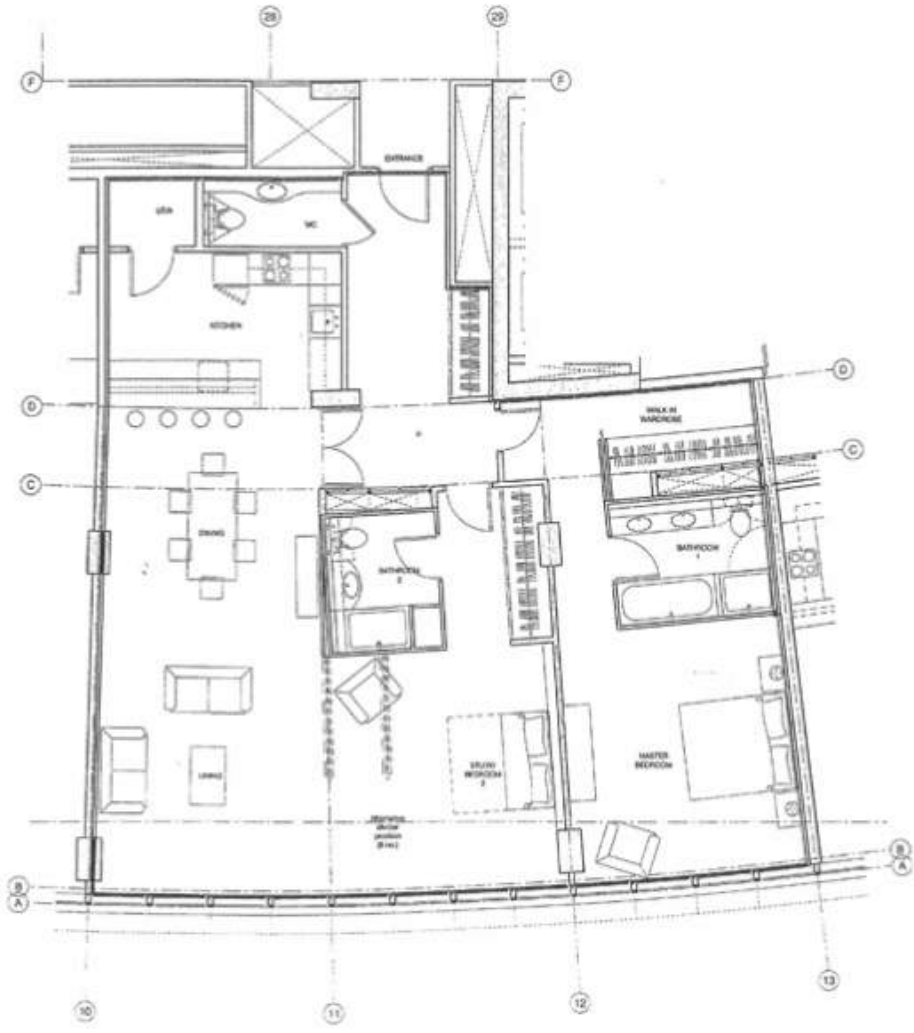


The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact Rating:



The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



LEVEL 20

NET AREA  
 LEVEL 20 = 139.70 m<sup>2</sup>

