



## Burr Close, Wapping, E1W 1NB

### Offers In Excess Of £450,000



**\*\* STUNNING DOCKSIDE 1 BED APARTMENT WITH PRIVATE BALCONY BY TOWER BRIDGE - GARAGE & SHARE OF FREEHOLD. HOT WATER & HEATING INCLUDED IN SERVICE CHARGE \*\***

**\* GUIDE PRICE £465,000 - £485,000 \***

**\* VIRTUAL TOUR ONLINE \***

OC Homes are delighted to present to the sales market, this beautifully presented one bedroom apartment with share of freehold, within this sought after development, Burr Close, by St Katharine Docks Marina. This sixth floor apartment in the ever-popular development on the edge of St Katharine Docks is ideal for a first time buyer or buy to let investor with its sought after location and choice of local amenities.

Burr Close is laid out between neatly manicured communal gardens on the cusp of Tower Bridge and the historic docks. It is a 1970's purpose built development with secure entry and lift access as well as access to a private garage for secure parking. The accommodation comprises; a bright and spacious reception room with dining area, double bedroom, kitchen, modern shower room, ample storage space, and a lovely private balcony.

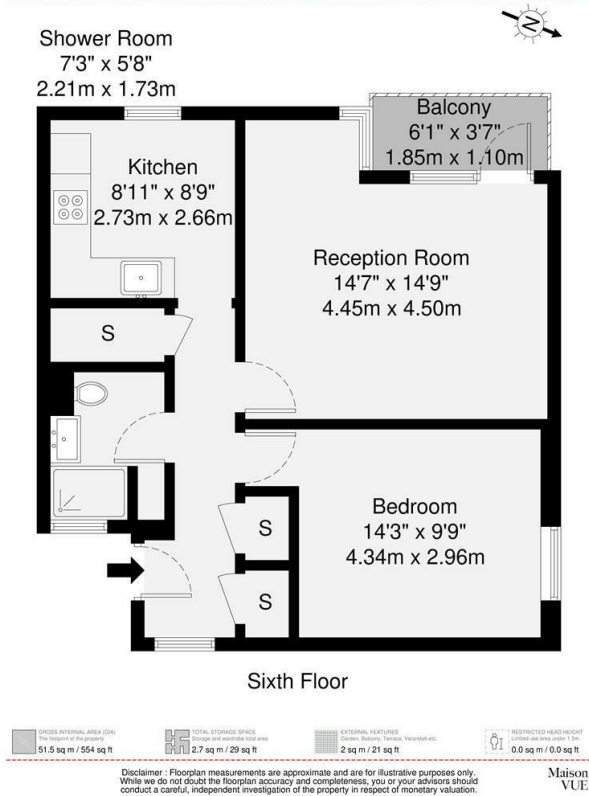
There are an abundance of entertainment and shopping outlets around St Katharine Docks and Tower Hill Tube station (District and Circle Lines) is just a short walk away. The location is second to none, and with a good size apartment finished well, it makes an ideal purchase. The service charge also includes hot water and heating, which provides a great saving on utility bills. To arrange a viewing, please call the OC Homes Sales Team.

- ONE BEDROOM APARTMENT
- PRIVATE BALCONY
- SECURE GARAGE
- ST KATHARINE DOCKS MARINA LOCATION
- HOT WATER & HEATING INCLUDED IN SERVICE CHARGE
- SHARE OF FREEHOLD
- EXCELLENT TRANSPORT LINKS
- SOUGHT AFTER LOCATION

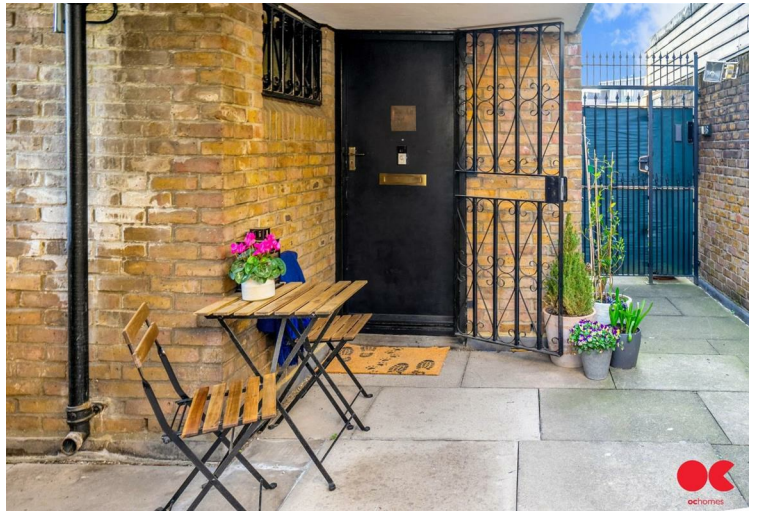
### Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.





Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(38-54) E			(38-54) E		
(21-37) F			(21-37) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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