

**hastings**  
INTERNATIONAL



2 Artichoke Hill

£625,000

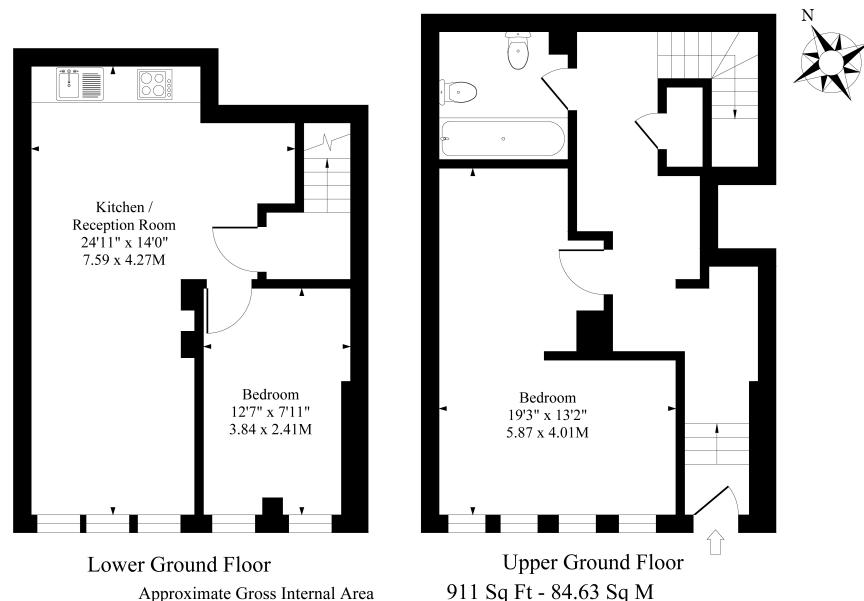
## 2 Artichoke Hill, London E1W 2BA

A well presented 911 sq ft, two bedroom, stylish duplex apartment located within Artichoke Hill, a popular modern development within sought after Wapping, enjoying close proximity to Tower Hill and Wapping stations together with The City, St Katharine and Tobacco Docks.

This impressive duplex apartment comprises entrance hall, generous reception room with dining area, stylish open plan fitted kitchen with work tops and integrated appliances, master bedroom, guest bedroom two and family bathroom. The apartment has the benefit of being chain free and there is the option to purchase a car park space under separate negotiation. Artichoke Hill is located within Wapping and enjoys close proximity to Tower Hill and Wapping stations together with The City, St Katharine and Tobacco Docks.

- Artichoke Hill E1
- Duplex Apartment
- Impressive Reception Room
- Chain Free
- 911 Sq Ft
- Two Bedrooms
- Excellant Location
- EWS1 Compliant

Artichoke Hill, London, E1W



Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy.  
However all measurements are approximate.

The floor plan is illustrative purposes only and is not to scale.





### Energy Efficiency Rating

|  | Current  | Potential               |
|--|----------|-------------------------|
| <i>Very energy efficient - lower running costs</i> |          |                         |
| (92+)  | <b>A</b> |                         |
| (81-91)  | <b>B</b> |                         |
| (69-80)  | <b>C</b> | 73                      |
| (55-68)  | <b>D</b> | 73                      |
| (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 |