

WESTFERRY CIRCUS, LONDON E14  
£995 PW



**MAYFAIR SQUARE**

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## PROPERTY DESCRIPTION

This stunning two-bedroom apartment on the ninth floor of a waterfront development. The exceptional apartment spans 966 sq ft, featuring a modern open-plan design, the fully furnished space is highlighted by light oak wooden flooring and a dedicated dining area in the reception room.

Floor-to-ceiling windows flood the apartment with natural light, while a private balcony offers breathtaking views of the iconic Canary Wharf skyline, creating a perfect spot for relaxation. The separate, fully equipped kitchen is a chef's dream, complete with stylish LED under-cabinet mood lighting, full-sized fridge/freezers, electric ovens with gas hobs, microwave ovens, external extractors, 1.5 sinks with food waste disposal, dishwashers, and washer dryers, ensuring you have everything you need from day one.

The primary bedroom features a luxurious marble en-suite bathroom, complemented by an additional family bathroom. Both bedrooms are generously sized with king-size beds and come fully furnished with bespoke fitted mirrored wardrobes, luxury carpets, and elegant furnishings. A new AV system has been installed, including fibre broadband, a large 55" LG Smart TV in the reception room, and Smart TVs in both bedrooms.

The apartment is ideally positioned within easy access of Zone 2 stations of Westferry (DLR), Canary Wharf (Jubilee) and Crossrail (Elizabeth line), adding to the extensive transport links including tree lined riverside footpaths, Thames Clipper river service, and local buses.



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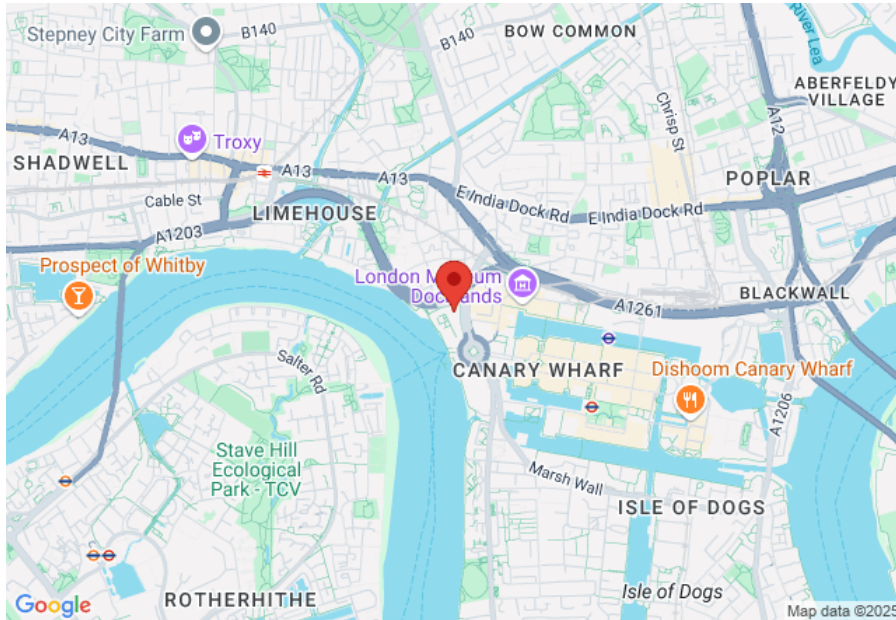
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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 will be.



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FOR MORE INFORMATION PLEASE CONTACT US

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