

**Merchant Court E1W**  
£1,150,000 leasehold

**CLUTTONS**



[cluttons.com](https://www.cluttons.com)

**A stunning two double bedroom river fronted apartment, measuring 1424 sq ft, on the third floor of this prestigious Wapping warehouse.**

This beautifully presented apartment has retained many original warehouse features including exposed brickwork, cast iron beams and warehouse windows throughout.

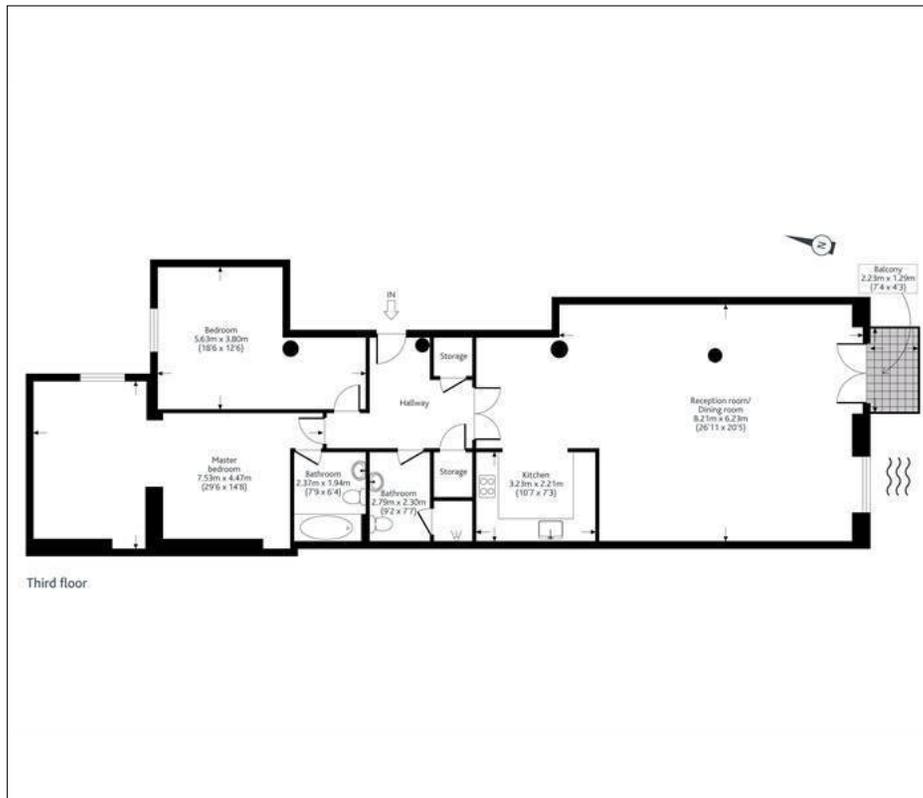
The property benefits from a spacious open-plan reception room overlooking the Thames with a private balcony offering views towards Canary Wharf. Both bedrooms are generous in size and the kitchen and bathrooms have a modern finish.

Residents benefit from a communal riverside

terrace, secure allocated parking and a day-time porter 7 days a week.

Merchant Court is located on a cobbled street in the heart of Wapping within easy reach of several shops, restaurants, cafes and pubs, including London's oldest riverside inn, The Prospect of Whitby, which dates back to the 1500's.

Wapping station is just a short walk away providing easy access to Canary Wharf, The City and Central London.



Approximate gross internal area: 1,424 sq ft (132 sq m)  
EPC rating: B | Ref: WAP190095



For further details contact

Joe Glazebrook  
020 7488 4858  
joe.glazebrook@cluttons.com

Laura Banks  
020 7488 4858  
laura.banks@cluttons.com

**Cluttons**  
3 Wapping High Street  
London  
E1W 1LS  
[cluttons.com](http://cluttons.com)

This is made from FSC certified paper, part of our commitment to use more sustainable materials. FSC, protecting the world's forests for the future. Please recycle.



Cluttons LLP for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1. These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3. All statements in these particulars are made without responsibility on the part of Cluttons LLP or the vendor or lessor. 4. No statement in these particulars is to be relied upon as a statement or representation of fact. 5. Neither Cluttons LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8. No assumption should be made in respects of parts of the property not shown in photographs. 9. Any areas, measurements or distances are only approximate. 10. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11. Amounts quoted are exclusive of VAT if applicable.