



**Selbon**

Residential sales & lettings

Eluna Apartments, Wapping Lane, London,  
, E1W 2RG

Offers over £750,000 Leasehold



**01252 979300**

[Selbonproperty.co.uk](http://Selbonproperty.co.uk)

- Two Bedroom Apartment
- Fitted Kitchen With Island
- Roof Terrace With Views Over City
- Close to Wapping Station
- Close to Local Amenities
- Spacious & Contemporary Living Space
- Modern Bathrooms
- Allocated Parking Space
- Easy Access to Canary Wharf & The City
- No Onward Chain

Selbon Estate Agents are delighted to present to the market this stylish and well-appointed two-bedroom apartment, ideally situated within the sought-after Eluna Apartments development in the heart of Wapping.

This contemporary home offers bright and well-balanced accommodation which has recently been refurbished internally, perfectly suited to first-time buyers, professionals or investors seeking a prime London location. The property features a spacious open-plan living area, designed for both comfort and practicality, with large windows allowing for an abundance of natural light. The modern kitchen is fitted with a range of sleek units and integrated appliances, large island with bar seating, seamlessly flowing into the living and dining space.

A particular highlight of the property is the private 66ft. roof terrace, providing an ideal spot to relax or enjoy outdoor dining while taking in the surrounding cityscape. The apartment offers two well-proportioned bedrooms, both providing comfortable accommodation, with the principal bedroom benefiting from excellent space for furnishings. These are served by a contemporary bathroom finished to a high standard.

Residents of Eluna Apartments benefit from a secure, well-maintained development, ideally positioned for easy access to a wide range of local amenities including cafés, restaurants and shops. The property is within close proximity to Tower Bridge and the Tower of London, as well as excellent transport links, making it ideal for commuters with easy access to the City and Canary Wharf.

Offered to the market with no onward chain, this property represents a superb opportunity to acquire a modern apartment in one of London's most vibrant and well-connected locations.

Early viewing is highly recommended to fully appreciate this fantastic apartment has to offer.

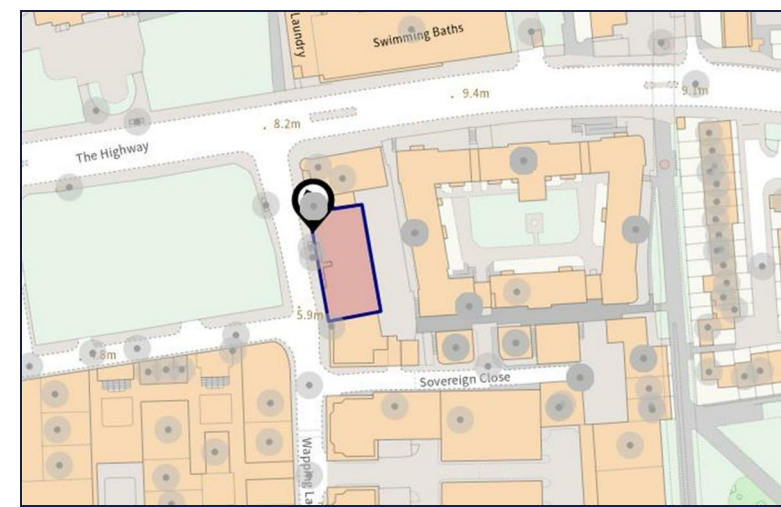
We are advised that the current service charges are £4660 PA, ground rent is £517 PA and there are approximately 102 years remaining on the lease.

#### Location:

Wapping station is within easy reach for overground connections. Shadwell Station for DLR and Aldgate East Station for District and Hammersmith and City, while Whitechapel provides access to the Crossrail network from for access to The West End 20 minutes and Heathrow Airport in less than 40 minutes. The flat benefits from secure underground car parking space for the comfort of the motorists. The banks of River Thames, Tobacco Wharf, Wapping, St Katherine Docks, Spitalfields Market, Brick Lane and Shoreditch High Street are within walking distance with all their bars, restaurants and local amenities set for your comfort. There are four parks nearby and Queen Mary University is also very accessible.

#### Agent Note:

Due to part of the building's construction, there are currently a limited number of mortgage lenders willing to lend on the property. Please contact the team for more information or to discuss your mortgage needs.









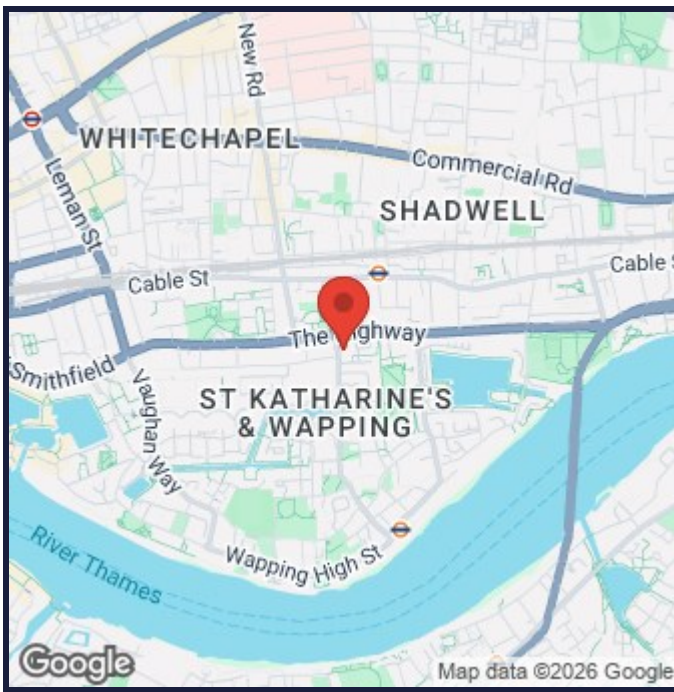
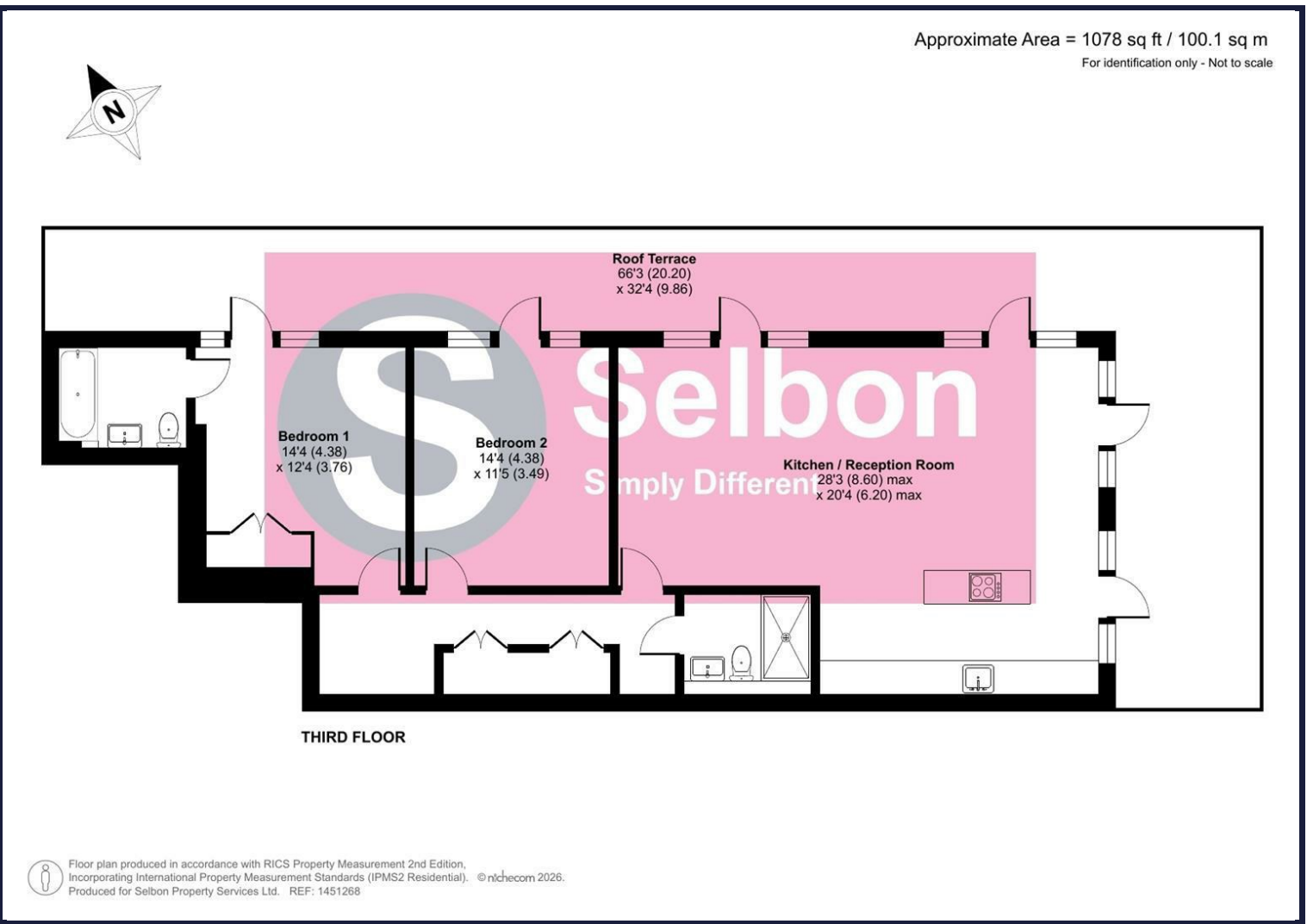




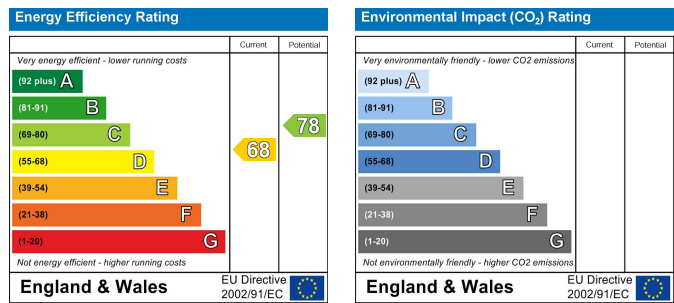


Floor Plans

Area Map



Energy Performance Graph



Viewing

Council Tax Band: F

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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