



## **Sail Loft Court, Clyde Square, London, E14 7ES**

**£320 Per Week**

Studio apartment for rent with separated living and sleeping zones located within this beautiful warehouse conversion, part of the Royal Quay development.

Located on the Limehouse Cut Canal, within short walking distance of Canary Wharf and the DLR station.

Top specification throughout, studio room with luxury fitted kitchen, solid wood flooring and luxury bathroom suite.

Comes furnished, day concierge.

PROPERTY AVAILABLE FROM 05.07.2024

- Available from 05.07.2024
- Separate living & sleeping areas
- Walk into Canary Wharf
- Studio apartment
- Day concierge
- Luxury fitted kitchen
- Warehouse conversion
- Walk to station
- Luxury bathroom suite

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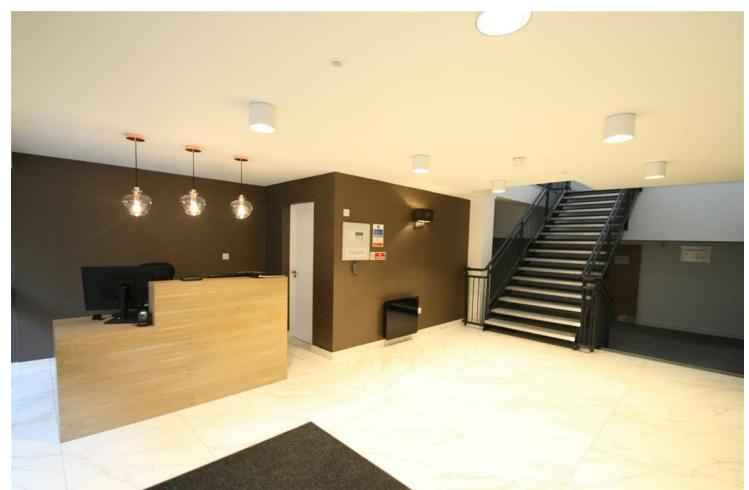
STUDIO ROOM



ROYAL QUAY



ROYAL QUAY



CONCIERGE

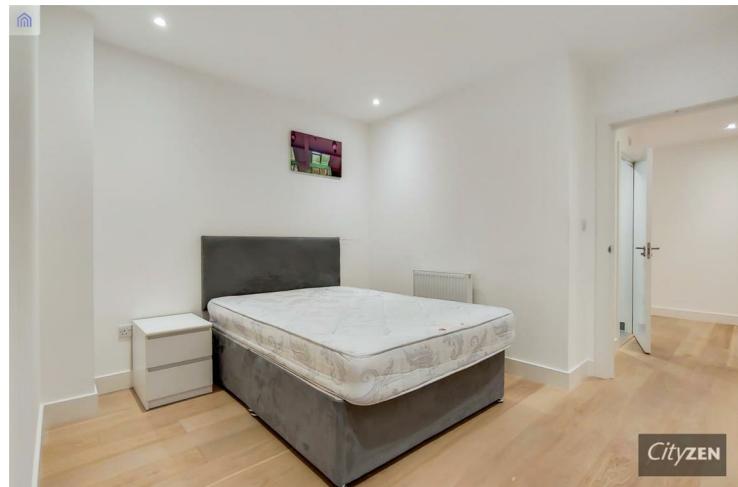


CONCIERGE



KITCHEN

# Sail Loft Court, Clyde Square, London, E14 7ES



**BEDROOM AREA**



**KITCHEN**



**STUDIO ROOM**



**BEDROOM AREA**



**STUDIO ROOM**



**BATHROOM**

# Sail Loft Court, Clyde Square, London, E14 7ES



BATHROOM



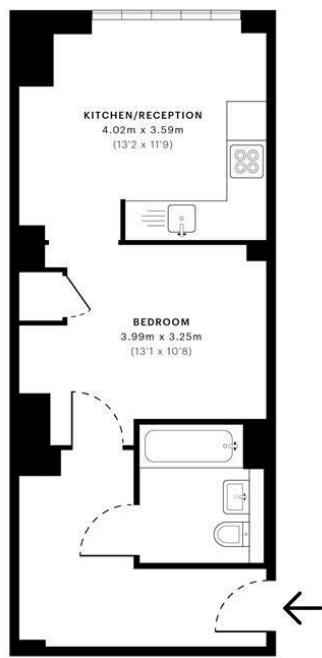
ROYAL QUAY



SAIL LOFT COURT



SAIL LOFT COURT



— Ground Floor

GROSS INTERNAL AREA (GIA)  
39.45 sqm / 424.64 sqft

NET INTERNAL AREA (NIA)  
Includes walls and ceiling features.  
37.75 sqm / 399.88 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.00 sqm / 0.00 sqft

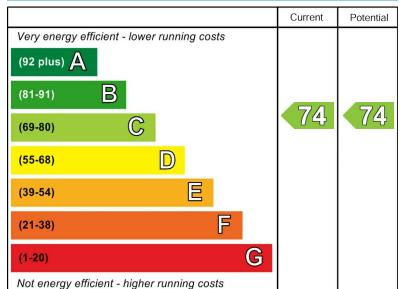


Spec' Verified floor plans are produced in accordance with  
RICS Property Measurement Standards.  
Plots and gardens are illustrative only and excluded from all area calculations.  
Due to rounding, numbers may not add up precisely.  
All measurements shown for the individual room lengths and widths  
are the maximum points of measurements captured in the scan.

IPMS 39 RESIDENTIAL 39.99 sqm / 430.45 sqft  
IPMS 30 RESIDENTIAL 37.95 sqm / 408.49 sqft

SPC ID: 5f8de0ffda28c1346440140

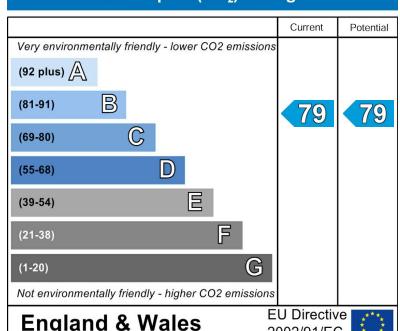
#### Energy Efficiency Rating



#### England & Wales

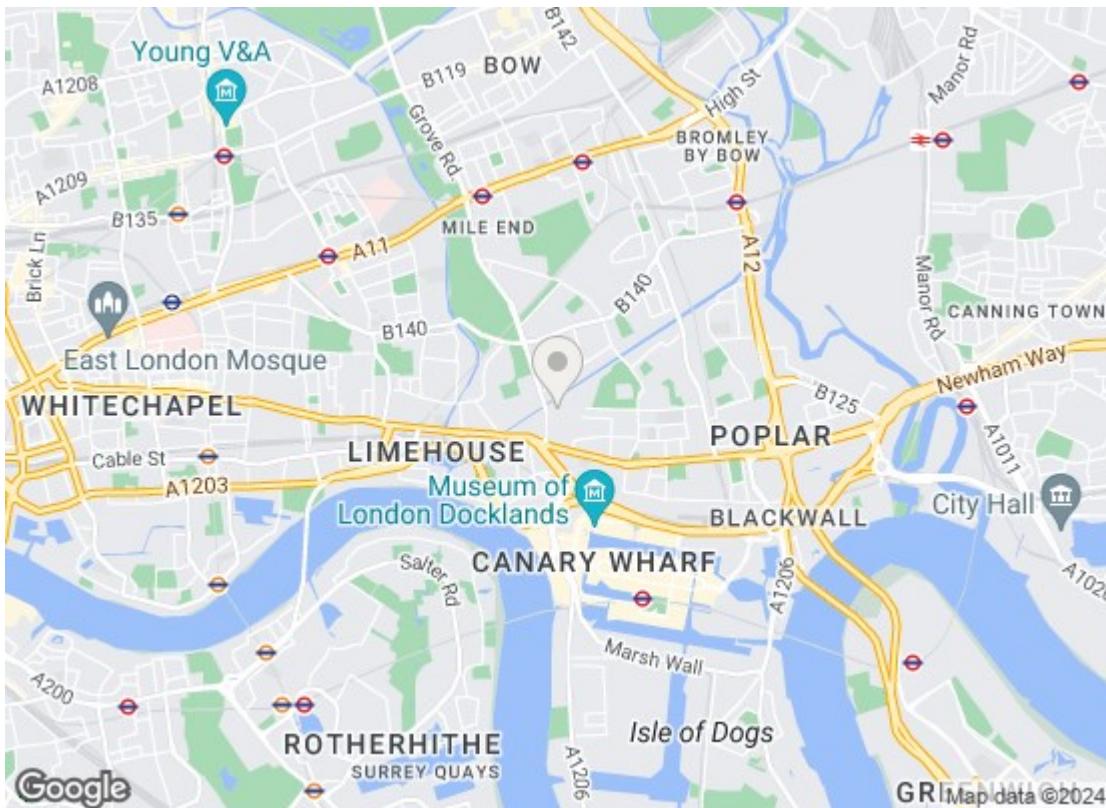
EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating



#### England & Wales

EU Directive 2002/91/EC



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.