



10 Marian Place, London, E2 9FX

£660 Per Week

A BRAND NEW ONE BEDROOM APARTMENT LOCATED WITHIN THE LATEST BERKELEY HOMES PROJECT IN ZONE 2 "REGENTS VIEW"

This 7th floor apartment is set over 560 square feet and comprises a spacious reception room with open plan fully fitted kitchen, access to a South facing terrace, double bedroom with ample storage and access to the terrace as well as a luxury bathroom suite.

Residents can enjoy exclusive amenities such as concierge, lounge, screening room, co-working spaces, rooftop bar, sauna & steam room as well as a squash court.

Our apartment offers excellent views and a bright sunny Southerly aspect

AVAILABLE 1ST SEPTEMBER
FURNISHED

- BRAND NEW APARTMENT
- SOUTH FACING BALCONY
- BETHNAL GREEN & CAMBRIDGE HEATH STATIONS MINS AWAY
- SET WITHIN 1.75 ACRES OF CANAL SIDE OPEN SPACES
- ONE BEDROOM SET OVER 560 SQ FEET
- WESTWOOD HSE PART OF BERKELEY'S REGENTS VIEW DEVELOPMENT
- WALK TO THE CITY
- 7TH FLOOR
- ZONE 2 CANAL SIDE LUX DEVELOPMENT
- AMAZING RESIDENTS FACILITIES

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WESTWOOD HOUSE



HALLWAY/BATHROOM



WESTWOOD HOUSE



BATHROOM



WESTWOOD HOUSE



BEDROOM

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BEDROOM



RECEPTION



BEDROOM



RECEPTION



RECEPTION



RECEPTION

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RECEPTION



KITCHEN



KITCHEN



BALCONY



KITCHEN



VIEW

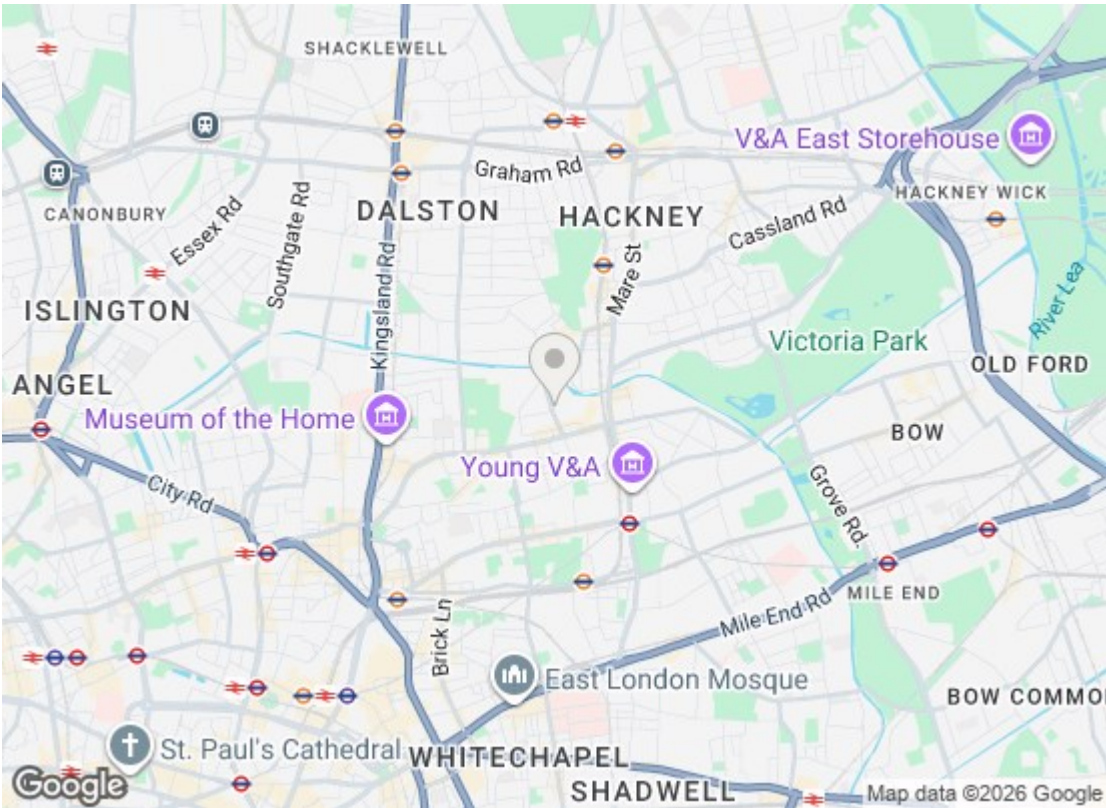
Approximate Gross Internal Area 561 sq ft - 52 sq m



Seventh Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.