

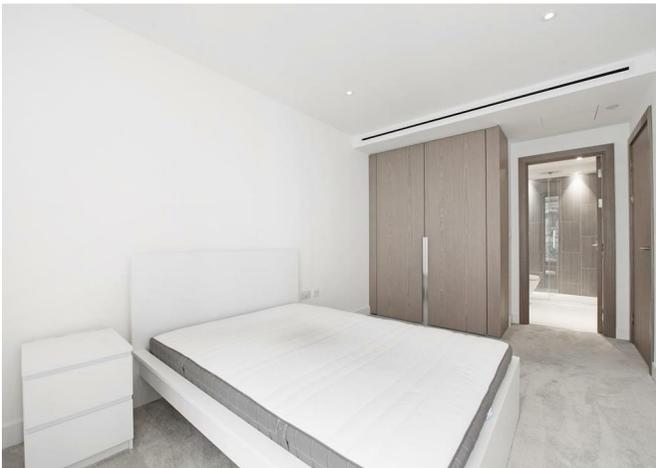
# VAUGHAN WAY, ROYAL DOCKS, E1W

**Red.**



## £3,600 PER MONTH

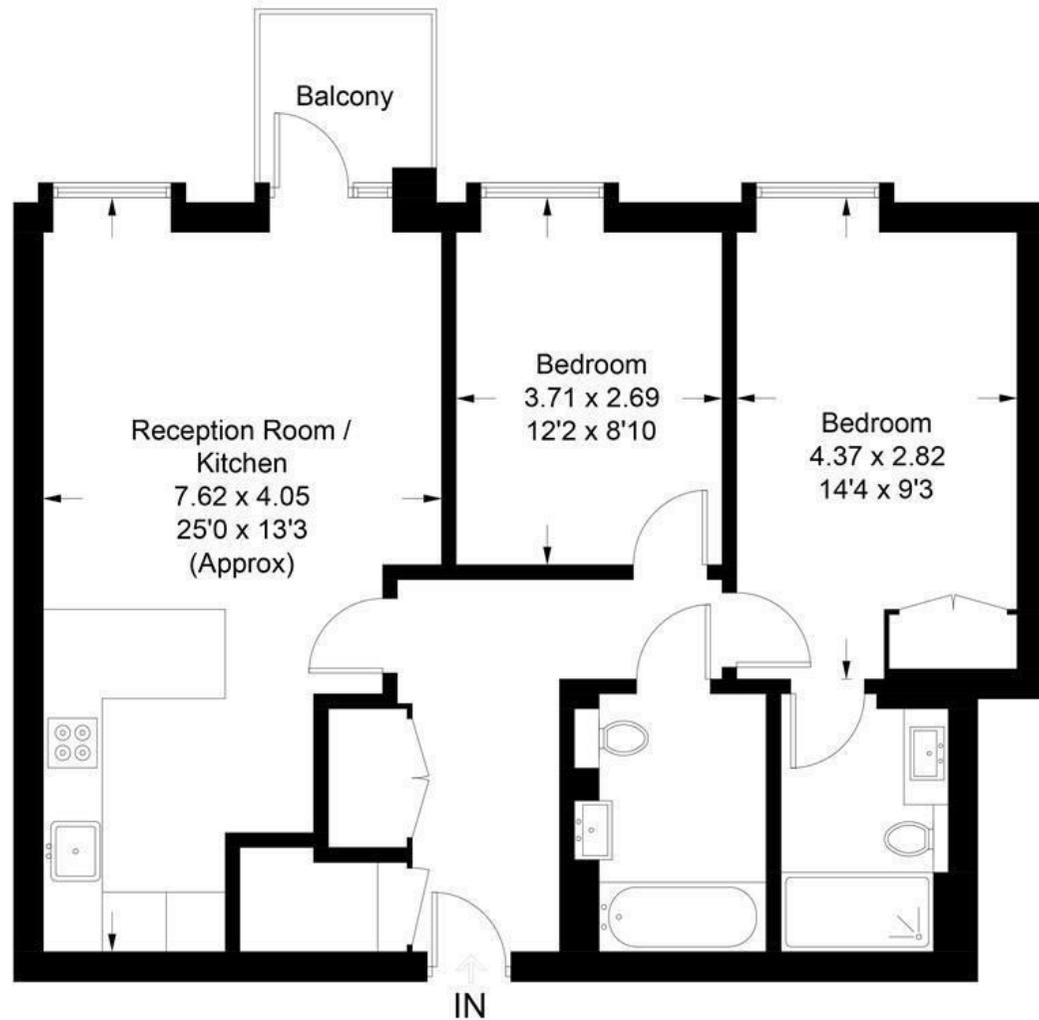
A stunning two-bedroom, two-bathroom apartment located within the highly prestigious Ariel House at London Dock. Residents benefit from exceptional on-site amenities including a 24-hour concierge, residents' lounge, gym, swimming pool, sauna, cinema room and indoor squash court. Situated on the fifth floor, this spacious high-specification apartment features air conditioning, Siemens kitchen appliances, two bespoke bathrooms, ample storage and high-quality furnishings throughout. The development is ideally located within easy reach of Tower Hill Underground Station and Tower Gateway DLR Station, providing excellent access to the City of London and Canary Wharf. The apartment is also a short walk from the River Thames and the vibrant cafés, restaurants and bars of St Katharine Docks.



# Vaugh Way, E1W



Approximate Gross Internal Area = 71.6 sq m / 771 sq ft



## Fifth Floor

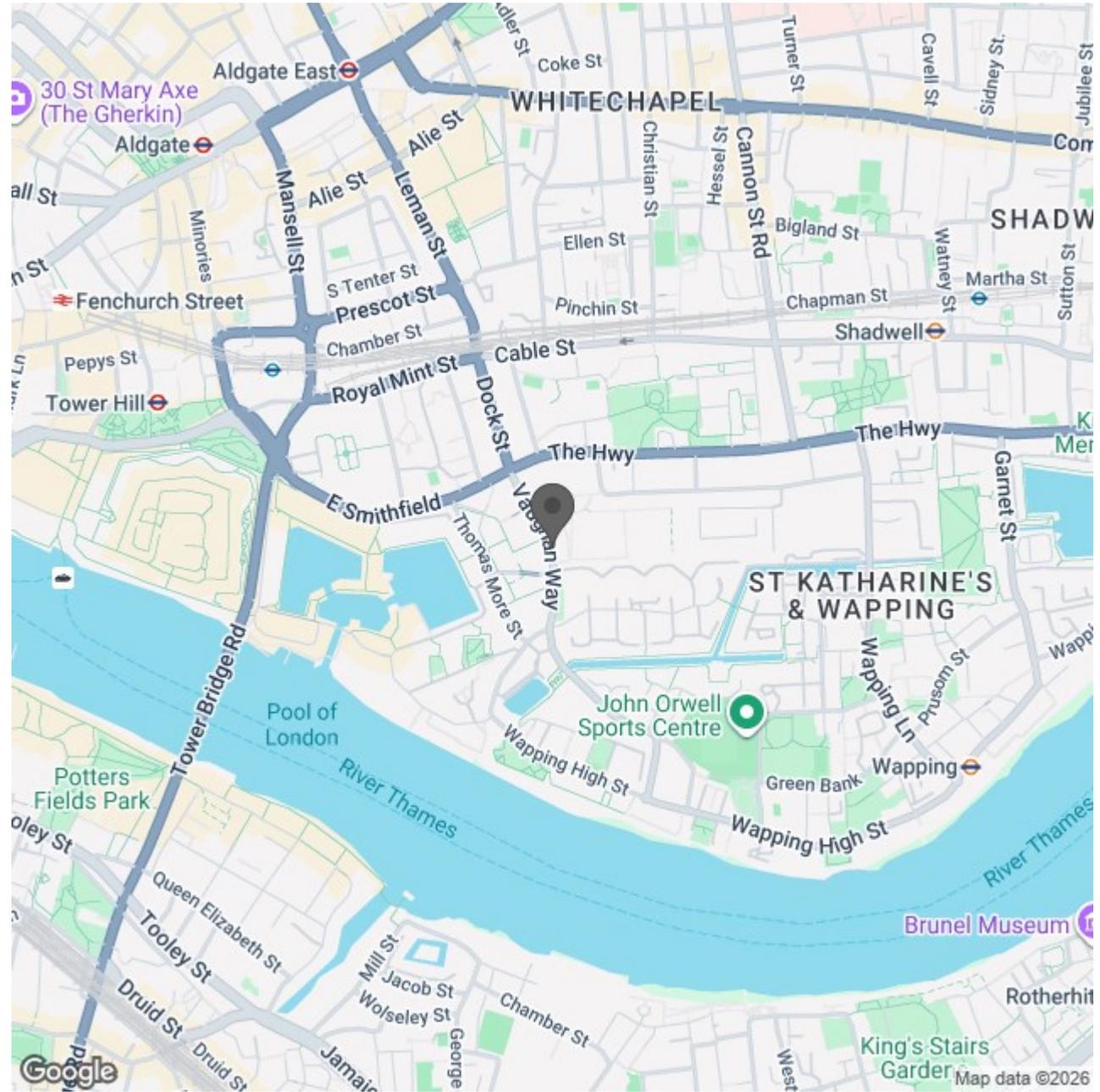
Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. [www.london58.com](http://www.london58.com) © 2018 [hello@london58.com](mailto:hello@london58.com)

- Prestigious London Dock development
- Two-bedroom, two-bathroom apartment
- High-spec Siemens kitchen appliances
- Luxury residents' leisure facilities
- Short walk to Tower Hill station
- Bright fifth-floor apartment
- Air conditioning throughout
- 24-hour concierge service
- Gym, swimming pool and spa
- Moments from St Katharine Docks



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



# Red.



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