



**1 bed flat to buy in E1W**

78 Wapping High Street, Wapping ,  
London, London, E1W 2NB

**£300,000** Starting Bid




 x1  x1  x1

Tenure

**Share Of Freehold**

Underground parking

**Property features**

-  Immediate 'exchange of contracts' available
-  Being sold via 'Secure Sale'
-  EPC Rating F

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: F
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

Vinny Dadhria  
Branch Manager  
London Auction

0207 867 3382  
london@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £300,000.00.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Located on historic Wapping High Street, this charming one-bedroom flat offers 517 sq ft of character-filled living space with excellent potential for modernisation. Built in 1880, the property features a welcoming reception room, a bright atrium that adds natural light and charm, and benefits from a share of freehold—making it a rare opportunity to create a stylish home in one of London's most vibrant neighbourhoods.

In order to submit a bid upon any property being

Council Tax Band: E

Tenure: Share Of Freehold

Annual Service Charge Amount: £8,600.00

Price: Starting Bid £300,000

Property Type: Flat

Parking: Underground

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: Yes

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

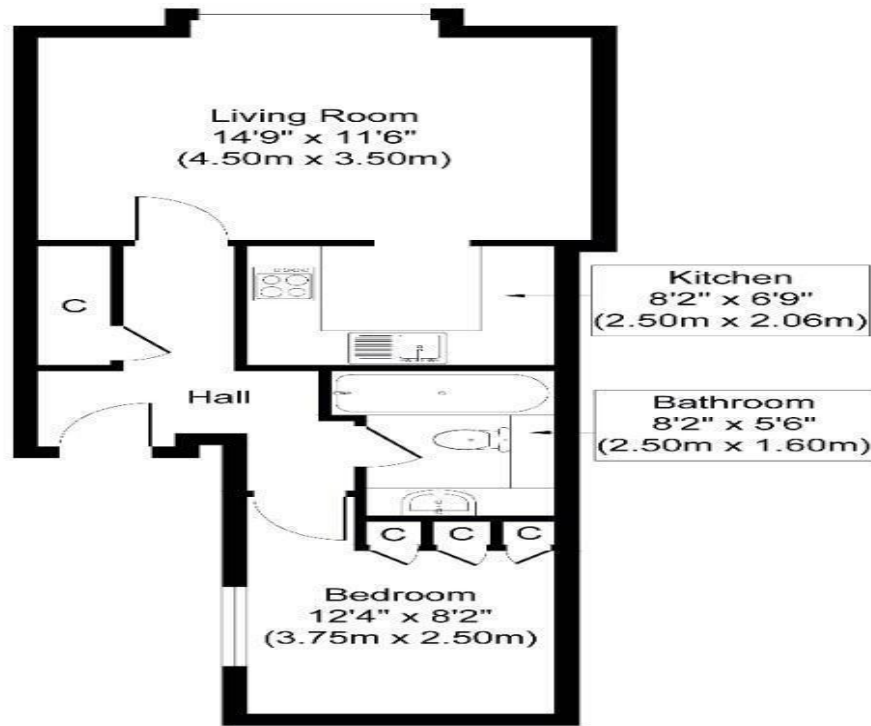
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



### First Floor

Approx. Gross Internal Floor Area 517 sq. ft / 48 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. The plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			70
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		29	
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382,  
london@pattinson.co.uk, www.pattinson.co.uk**

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