



FLAT 22, HALCYON WHARF, WAPPING HIGH STREET, LONDON, E1W
£650,000 LEASEHOLD

MODERN 2-BEDROOM FLAT WITH BALCONY IN PRESTIGIOUS HALCYON WHARF, WAPPING HIGH STREET

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DESCRIPTION:

Positioned on the second floor of the prestigious Halcyon Wharf development by Berkeley Homes, this well-proportioned 2-bedroom, 1-bathroom apartment offers stylish, contemporary living in one of East London's most picturesque and historic riverside neighbourhoods.

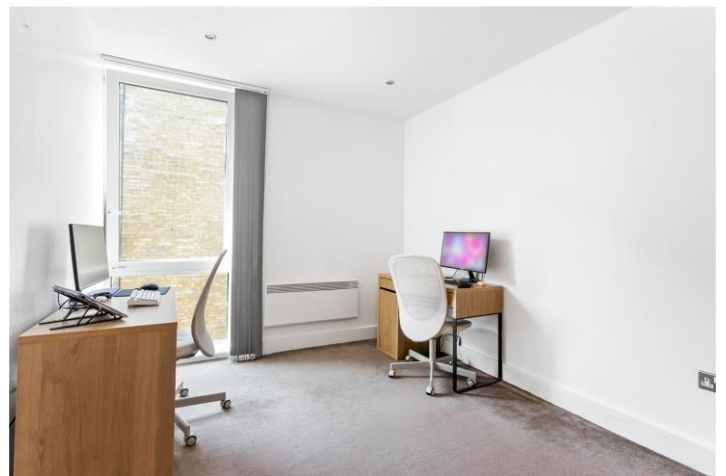
The apartment features a bright open-plan living and dining area, leading onto a private North-facing balcony, a perfect spot to unwind and enjoy the peaceful surroundings and evening light. A modern, fully integrated kitchen, a sleek bathroom, and two generously sized bedrooms with built-in storage complete the well-designed layout. The property also includes a secure underground parking space, providing both convenience and peace of mind.

Residents of Halcyon Wharf benefit from a concierge service, secure entry system, and beautifully maintained communal spaces, all reflecting the quality and care associated with Berkeley Homes developments.

Located directly on Wapping High Street, the development enjoys a prime riverside position just moments from the River Thames, Tower Bridge, and St Katharine Docks, where a vibrant mix of waterside restaurants, cafés, and bars awaits. The nearby Hermitage Basin and Wapping's Ornamental Canal offer tranquil walking routes and a rare sense of calm in the heart of London.

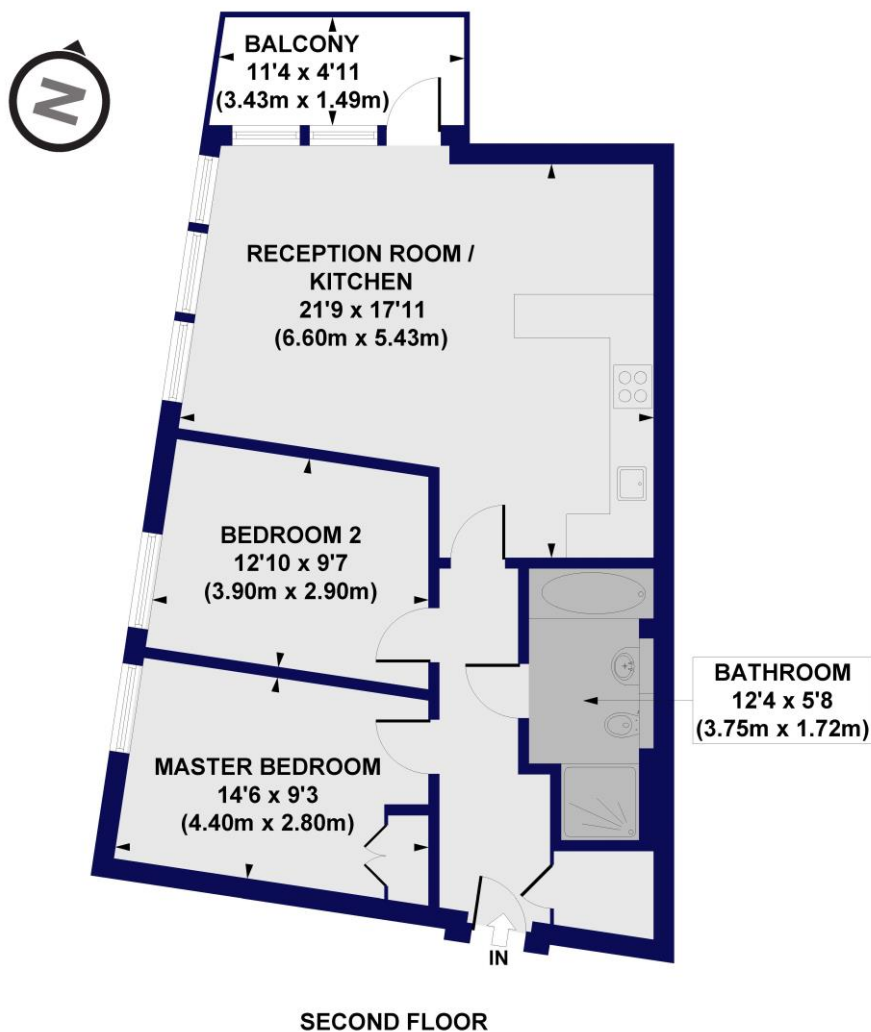
This is an ideal home for professionals, couples, or investors seeking modern comfort, riverside charm, and excellent transport links, all within one of East London's most desirable neighbourhoods.

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Halcyon Wharf, Wapping High Street, E1W
Approx. Gross Internal Floor Area 762 sq. ft / 70.8 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/SO250428>

Tenure: Leasehold

Term: 974 year and 0 months

Service Charge: £4500 per annum

Ground Rent: £ 900 Annually (subject to increase)

Council Tax Band: F

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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