



## **Dod Street, London, E14 7EG**

**£484 Per Week**

GREAT CANAL VIEWS FROM THIS LOVELY 2 DOUBLE BEDROOM APARTMENT LOCATED WITHIN A SOUGHT AFTER WAREHOUSE CONVERSION IN LIMEHOUSE E14

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

Top specification throughout, located on the 2nd floor, open plan living room with luxury fitted kitchen and solid wood flooring. The two double bedrooms both have use of the luxury bathroom suite.

Day concierge.

PROPERTY AVAILABLE FROM 29.08.2025

- 2 Double bedroom apartment
- Canal side location
- Walk to Canary Wharf
- Walk to DLR station
- Views of the Canal
- Day concierge
- Available from 29.08.2025
- Warehouse conversion
- Secure development
- Original warehouse features

## Dod Street, London, E14 7EG



ROYAL QUAY



KITCHEN



ROYAL QUAY



RECEPTION ROOM



RECEPTION ROOM



RECEPTION ROOM

## Dod Street, London, E14 7EG



BEDROOM



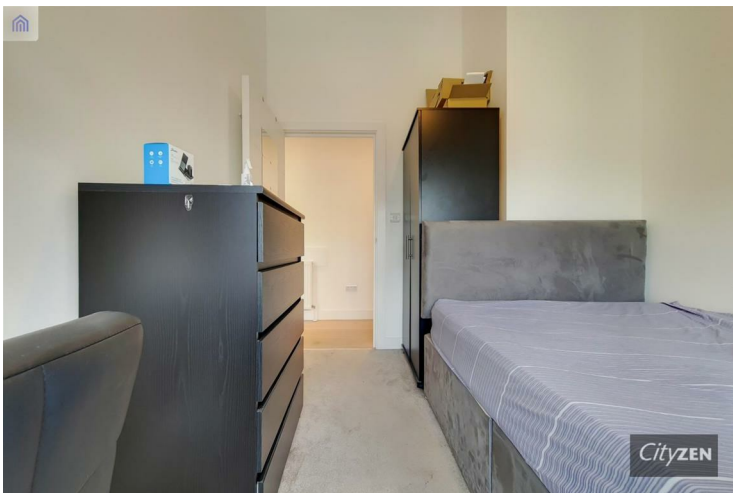
BEDROOM



BEDROOM



TRENT COURT



BEDROOM



BATHROOM

Dod Street, London, E14 7EG



ENTRANCE



ROYAL QUAY



— Second Floor

GROSS INTERNAL AREA (GIA)  
The floorplate of the property  
48.75 sqm / 524.74 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes voids, mezzanines, restricted head height  
46.07 sqm / 495.89 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 Royal Institution of Chartered Surveyors' 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.

AREA 26 RESIDENTIAL: 49.51 sqm / 532.92 sqft  
AREA 36 RESIDENTIAL: 47.65 sqm / 508.44 sqft  
SPEC ID: 60d4ab8d5c6b79bde0d84e8

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

## England &amp; Wales

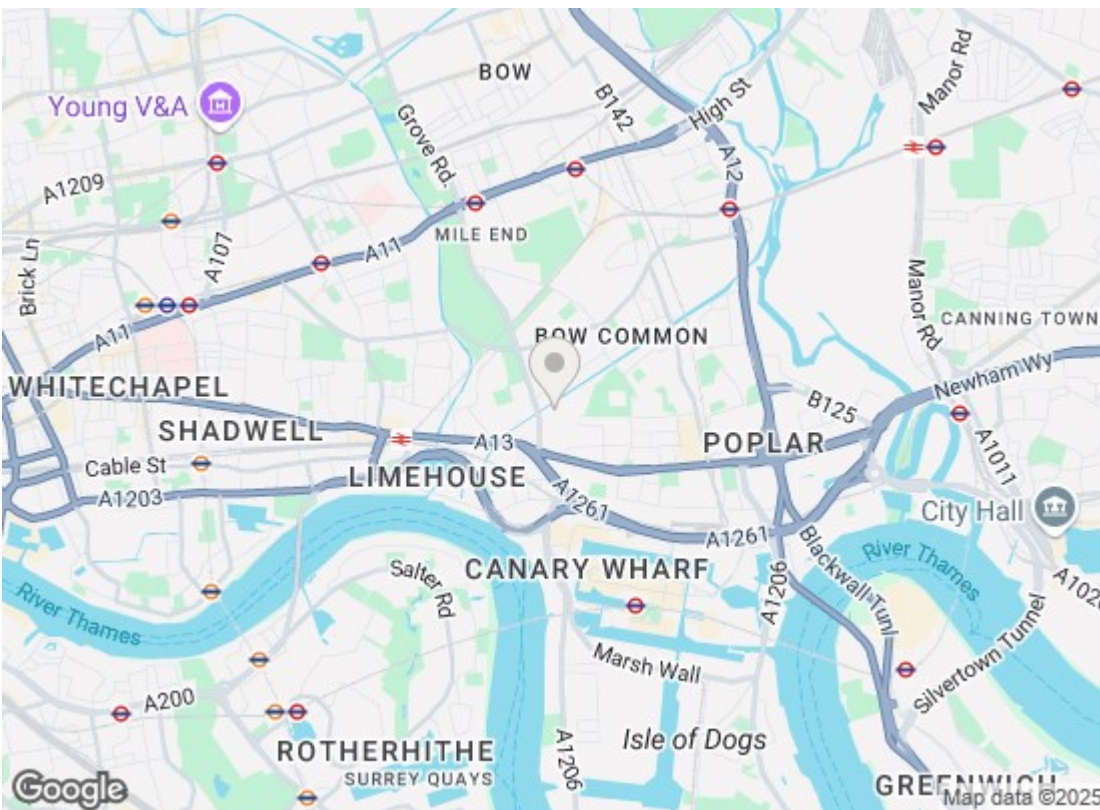
EU Directive 2002/91/EC

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		

## England &amp; 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.