

## BRIDGEWATER HOUSE

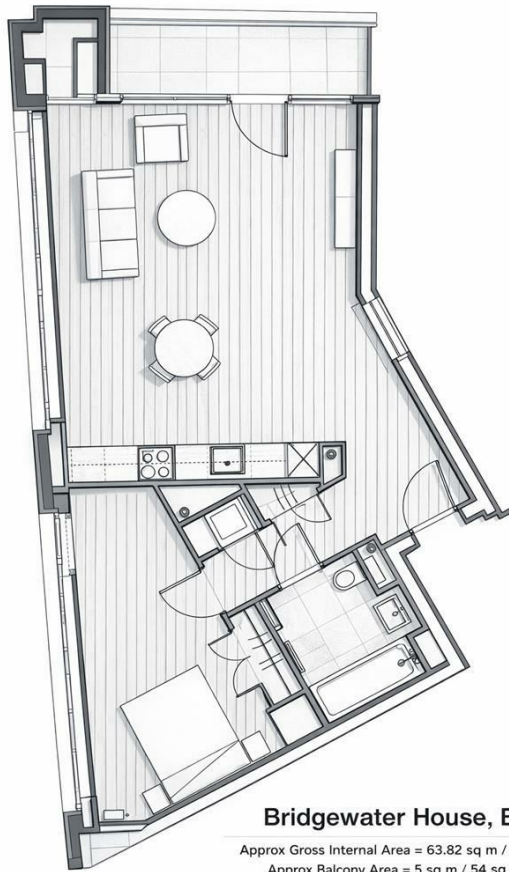
LONDON, E14 0TG

**£475,000**  
LEASEHOLD

Set within the sought-after Bridgewater House development in E14, this larger-than-average one-bedroom apartment offers 741 sq ft of well-designed living space, complete with a private dock-facing balcony. Positioned on the first floor and benefiting from dual aspect windows, the property is filled with natural light and enjoys a peaceful waterside setting. Residents further benefit from a concierge service, on-site gym and spa facilities, and the reassurance of EWS1 compliance.

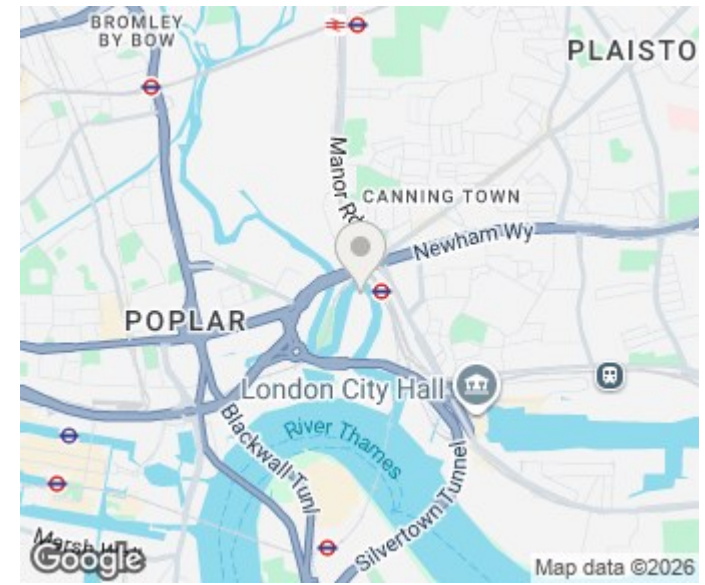
Internally, the apartment comprises a spacious open-plan living and kitchen area, thoughtfully arranged to provide distinct zones for relaxing, dining, and entertaining. The modern kitchen is well-equipped, while the reception space opens onto the private balcony overlooking the docks. The generous double bedroom offers ample space for storage, complemented by a contemporary bathroom and additional hallway storage. The dual aspect layout enhances both

**DouglasPryce**



**Bridgewater House, E14**

Approx Gross Internal Area = 63.82 sq m / 687 sq ft  
 Approx Balcony Area = 5 sq m / 54 sq ft  
 Approx Total Area = 68.82 / 741 sq ft



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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