



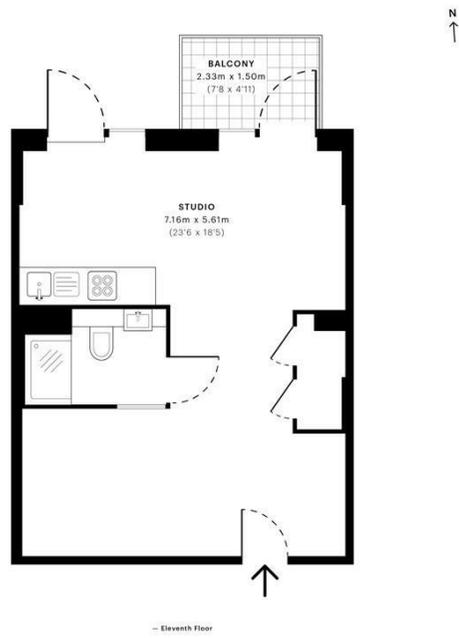
## FLAT 193 ABILITY PLACE SOUTH QUAY, E14 9DF

£2,000 PCM

This stunning, larger-than-average 11th floor, studio apartment features a large open-plan living/entertaining space, set within a dockside development with concierge and a private balcony with gorgeous direct water views out towards the dock.

Ability Place is perfectly placed for regular use of the many enticing shops, bars and dock-side attractions that can be found in Canary Wharf and on the Isle of Dogs. The property further benefits from a fully equipped residents, as well as a sauna, steam room and jacuzzi. South Quay station is also situated just 0.2 miles away.

**DouglasPryce**



GROSS INTERNAL AREA (GIA): The footprint of the property. **39.36 sqm / 423.67 sqft**  
 NET INTERNAL AREA (NIA): Excludes walls and external features. Excludes swimming pools, covered terraces. **37.66 sqm / 407.52 sqft**  
 EXTERNAL STRUCTURAL FEATURES: Balconies, terraces, verandas etc. **3.50 sqm / 37.67 sqft**  
 RESTRICTED HEAD HEIGHT: Limited use area under 1.8m. **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.

IPMS RESIDENTIAL: 42.98 sqm / 462.63 sqft  
 IPMS RESIDENTIAL: 42.02 sqm / 452.30 sqft  
 spec id: 603842781451000679183ca



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	84
(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	

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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