



99Home Ltd.

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3 Bed Flat In Whitethorn House Prusom Street, London, E1W 3RD £2,530 Monthly





SHORT DESCRIPTION

Property Ref: 14419 Spacious 3-Bedroom Flat to Rent This bright and well-kept three-bedroom flat in the sought-after Whitethorn House development is now available to let. Perfectly positioned in the heart of Wapping, this second-floor apartment offers a stylish and practical living space ideal for professionals or a small family. The property boasts a generous living room, three well-proportioned bedrooms, a modern bathroom, and a fully fitted kitchen. Natural light floods the flat through large windows, complementing the clean, neutral décor throughout. Set in a secure, well-maintained building with entry phone system, Flat 26 is just a short walk to Wapping Overground Station and local bus routes, providing quick access to Canary Wharf, the City, and Central London. You'll also enjoy being moments away from the riverside, local shops, and popular cafes. Key Features: 3 spacious bedrooms 1 modern family bathroom Bright and airy living room Fully fitted kitchen Prime Wapping location Excellent transport links Suitable for professionals or small families Property Type: Flat Total Renting amount: £2530.00 Pricing Options: Fixed Price Council tax band: C EPC rating: D Measurement: 688.89 sq.ft. Outside Space: N/A Parking: On street Heating Type: Solar Water

3

Bed Room(s)

1

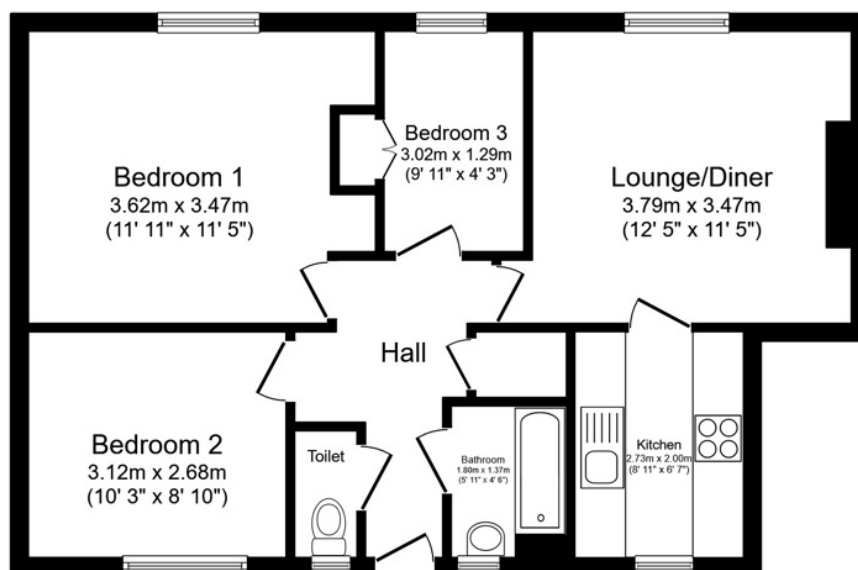
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 57.5 m² (619 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Use this document to:

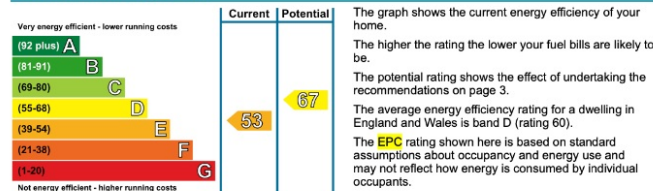
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:		£ 2,460
Over 3 years you could save		£ 717
Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 201 over 3 years	£ 150 over 3 years
Heating	£ 1,938 over 3 years	£ 1,395 over 3 years
Hot Water	£ 321 over 3 years	£ 198 over 3 years
Totals	£ 2,460	£ 1,743



These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 324
2 Low energy lighting for all fixed outlets	£15	£ 45
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 282

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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