



## Water Lane, EC3R

£4,250,000

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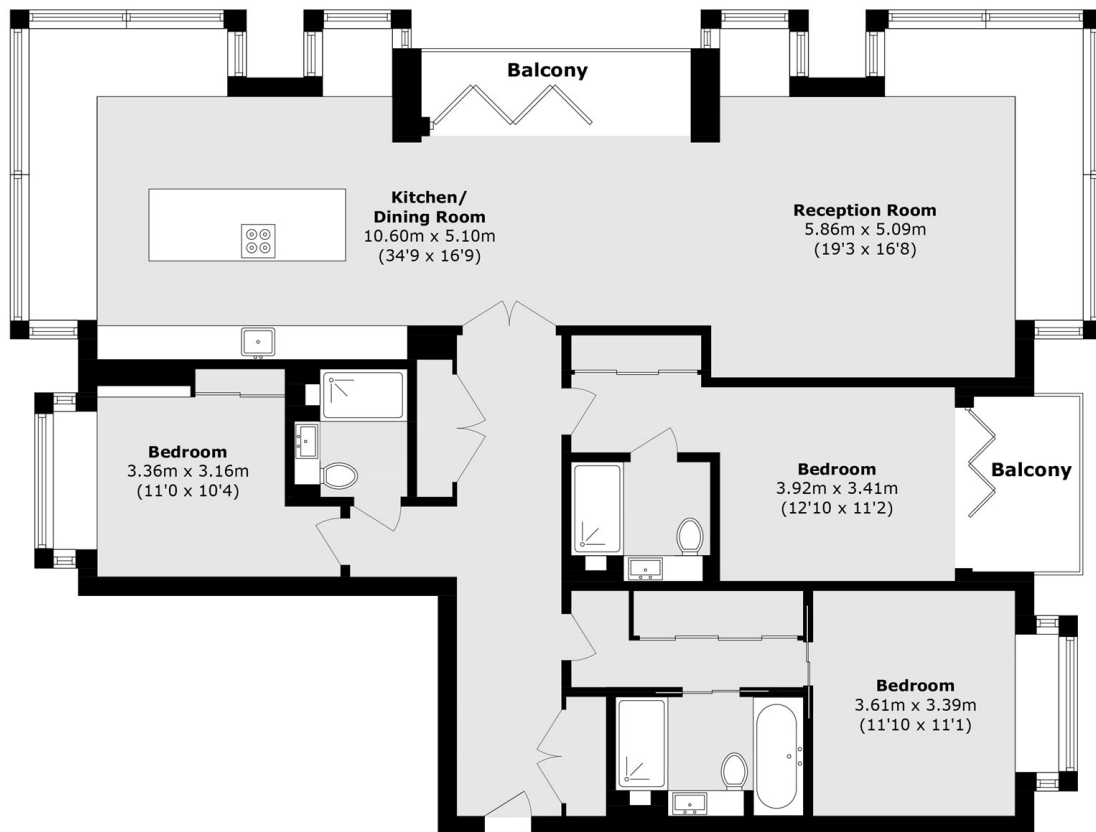
- Sought After Development
- River Facing
- Two Private Balconies
- Concierge Services
- Resident Facilities
- Chain Free



Ea2 are delighted to offer this River facing charming three bedroom home in the sought after development, Sugar Quay, to the market. Features to include two private balconies, three bathrooms, resident facilities and a concierge service. Located on the fourth floor, this apartment offers an impressive internal space of 1,730 sq ft, delivering a well-proportioned layout ideal for both everyday living and entertaining. The accommodation has been carefully arranged to enhance comfort and privacy, featuring three spacious bedrooms. The expansive open-plan living and dining area is filled with natural light and finished to a high contemporary standard throughout. Floor-to-ceiling windows create a bright, airy atmosphere, while direct access to a private balcony provides a perfect setting for relaxing or hosting guests.

Sugar Quay is just a short walk to London Bridge, placing residents within easy reach of one of the capital's most historic and well-connected areas. Tower Hill Station is only 0.2 miles away, providing convenient access to the District and Circle lines and making travel across London quick and straightforward.





Total area (approx.): 160.8 sq. m (1730.8 sq. ft)  
 Balcony area (approx.): 10.5 sq. m (113.0 sq. ft)

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Energy Rating: B We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.