

3 Bed Penthouse In Eluna Apartment 4 Wapping Lane, Wapping, E1W 2RG

£845,000





## SHORT DESCRIPTION

Property Ref: 16484 A rare opportunity to acquire an impressive three-bedroom penthouse apartment with a substantial wrap-around private terrace, situated within the sought-after Eluna Apartments development in historic Wapping. Offering approximately 1,130 sq ft of internal accommodation plus an exceptional 675 sq ft private terrace, the property provides a unique combination of generous living space, outdoor entertaining area and far-reaching London skyline views rarely available in central London apartments. Positioned on the top floor, this penthouse enjoys excellent natural light, privacy and impressive views while benefiting from one of London's most desirable and well-connected locations. Accommodation The apartment comprises: \* Spacious open-plan reception and dining area \* Fully fitted modern kitchen with integrated appliances \* Three generous double bedrooms \* Principal bedroom with en-suite shower room \* Separate family bathroom \* Excellent internal storage throughout Large floor to ceiling windows and terrace access create a bright and airy living space ideal for entertaining or relaxing above the city Each bedroom benefits from excellent natural light, with some offering direct terrace access — a highly desirable feature rarely found in similar apartments. Exceptional Outdoor Space A defining feature of the property is the substantial wrap-around terrace of approximately 675 sq ft accessible from multiple rooms. Outdoor space of this scale is extremely rare in central London and provides a superb area for: \* Outdoor dining \* Entertaining guests \* Relaxing with open skyline views across London This impressive terrace effectively creates an outdoor extension of the living space, making the apartment particularly attractive for buyers seeking both city living and private outdoor space. Development Features Residents benefit from: \* Secure underground parking space (next to the lift) \* Lift access \* CCTV security throughout \* Professionally managed residential development \* High-speed fibre internet connectivity Prime Wapping Location The property is located in historic Wapping, one of London's most characterful and desirable riverside neighbourhoods. Within walking distance are: \* Tower Bridge \* St Katharine Docks Marina \* River Thames riverside walks \* World-famous historic riverside pubs and restaurants \* Local cafés, shops and amenities, sports facilities The area combines historic charm, riverside living and exceptional proximity to London's financial districts. Wapping continues to attract strong demand from both owner-occupiers and investors due to its blend of historic charm and modern convenience and is home to numerous high-profile residents and celebrities. Outstanding Transport Connections The property benefits from excellent transport links: \* DLR station - approximately 3 minutes walk \* Bank, City of London - approx. 8 minutes \* Canary Wharf - approx. 10 minutes Providing fast connections to Central London, Liverpool Street and London Bridge. The apartment location also benefits from several bus routes connecting St Pauls - Aldgate, Canary Wharf - Bethnal Green and night buses connecting Trafalgar Square - Gallions Reach. Key Property Information \* Rare 3 Bedroom Penthouse apartment Located on the 4th (top) floor with lift access \* 2 Bathrooms \* 1,130 sq ft internal space \* 675 sq ft expansive wrap-around private terrace \* Secure underground parking Spectacular City skyline & Canary Wharf views \* Lease approx. 105 years remaining - Property available tenanted (professionals) or vacant \* Service charge approx. £4,000 per annum \* Ground rent approx. £505 per annum \* Local authority: Tower Hamlets \* Council Tax Band F Penthouse apartments with private terraces of this size in Wapping rarely become available. Early viewing is highly recommended. Key Features \* Rare London penthouse \* Huge wrap-around private terrace \* Secure underground parking \* Skyline views \* Moments from Tower Bridge \* Excellent transport links Property Type: Penthouse Full selling price: £845000.00 Pricing Options: Offers in excess of Tenure: Leasehold Remaining lease (In Year): 124 Yearly Ground Rent Cost: £500.00 Yearly Management Cost: £4000.00 Council tax band: F EPC rating: D Measurement: 1130.211 sq.ft. Outside Space: Roof Garden, Terrace Parking: Allocated, Gated, Private, Residents, Covered Heating Type: Electric Heating Chain Sale or Chain Free: Chain free

3

Bed Room(s)

2

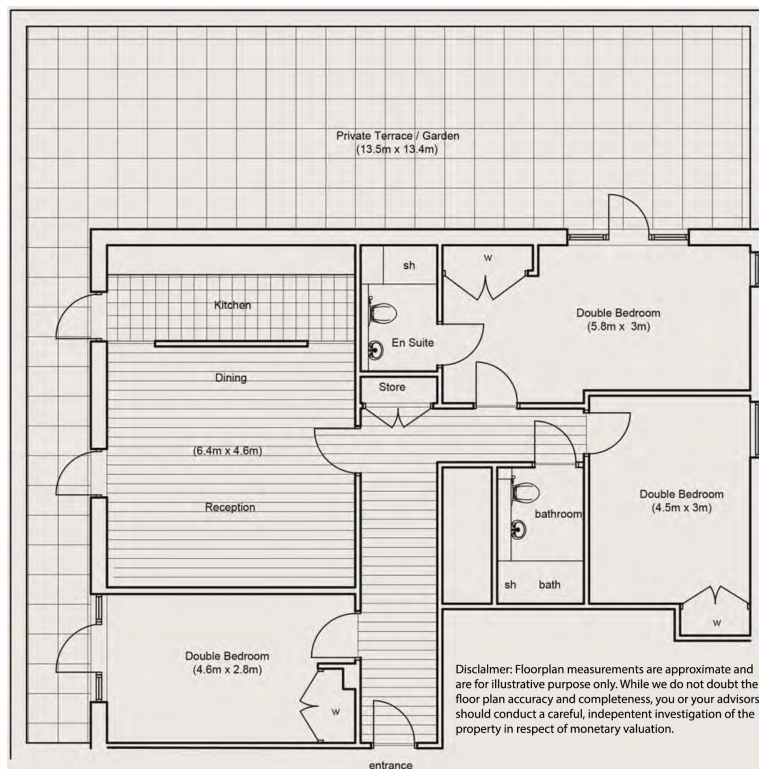
Bath Room(s)

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.



## EPC GRAPH

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

Property type	Top-floor flat
Total floor area	105 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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