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326 Mare Street  
London E8 1HA  
Tel: 0208 510 0808

2 Annabel Close, London, E14 6DP  
Guide Price £325,000

**\*\*GUIDE PRICE- £325,000- £350,000\*\***

Kings Group - Hackney are delighted to offer For Sale on a CHAIN FREE basis, this ONE BEDROOM APARTMENT on Annabel Close, E14. Located in Poplar, this ground floor apartment is comprised of open plan lounge and kitchen, large double bedroom and large bathroom. The property also benefits from a small terrace with views of Canary Wharf. The property has 243 years remaining on the lease and will make an excellent first time or investment purchase. There is ease of access to the A13 providing road links to Central London, as well as links to the A11, A12, A406 and M25. Canary Wharf Underground Stations (Jubilee & Elizabeth Lines) are within walking distance as are a number of local shops and amenities including Cineworld, Poplar Baths and numerous restaurants and brasseries within Canary Wharf. To arrange a viewing, please do not hesitate to get in touch.

**Leasehold Information:**

Lease term: 255 years (31/01/2011 - 31/01/2266)  
 Years Remaning: 242  
 G/Rent: £250/annum  
 S/Charge (Inc. Buildings Ins): £1418/annum  
 Council Tax: Band C

**Entrance Hallway**

Front door to:-

**Lounge / Kitchen (Open Plan)**

**24'0" x 11'1" (7.34m x 3.40m)**

Lounge:- Double glazed window to rear and French doors leading to balcony, single radiator, TV point, power points, laminated wood style flooring.

Kitchen:- Range of base and wall units with roll top work surfaces, stainless steel sink and drainer unit, gas hob/ electric oven, chimney style hood extractor, space for fridge/freezer, power points, tiled flooring.

**Bedroom One**

**14'6" x 9'4" (4.42m x 2.86m)**

Double glazed window to rear, single radiator, built-in wardrobe, power points, carpeted flooring.

**Bathroom**

Part tiled walls, panel enclosed bath with thermostatically controlled shower over, pedestal wash basin, low level W.C, tiled flooring.

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>			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

GROUND FLOOR  
 61.0 sq.m. (657 sq.ft.) approx.



TOTAL FLOOR AREA - 61.0 sq.m. (657 sq.ft.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, counts and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should be used as a guide only by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given regarding their operation or efficiency at the time.  
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