



**Julius House, Blair Street, E14 0NN**  
**Asking Price £350,000**

**coopers**  
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# Julius House, Blair Street, E14

- Chain free for quick sale
- Open plan kitchen/reception
- Two double bedrooms
- Secure purpose-built development
- Balcony
- Long lease
- Close to Canary Wharf and River Thames

Coopers of London are proud to present this outstanding value two bedroom flat for sale on Blair Street, London.

Set within a contemporary development in the heart of East London, this spacious 866 sq ft two-bedroom flat offers modern living just moments from the River Thames and excellent transport links.

The apartment features a bright and airy open-plan living and dining area with floor-to-ceiling windows, leading to a private balcony—ideal for relaxing or entertaining. The fully fitted kitchen includes integrated appliances.

The property comprises two well-proportioned double bedrooms, including a principal bedroom with fitted wardrobes and an en-suite shower room. A second modern bathroom with high-quality finishes and ample storage space throughout completes the layout.

Residents benefit from secure entry, lift access, and well-maintained communal areas. Blair Street is conveniently located close to amenities in Canning Town and the Royal Docks, with easy access to the DLR and Jubilee Line, making commuting into Canary Wharf and Central London effortless.

## Key Features:

2 spacious double bedrooms

866 sq ft of well-designed living space

Open-plan kitchen/living area

Private balcony

En-suite to master bedroom

Excellent transport links

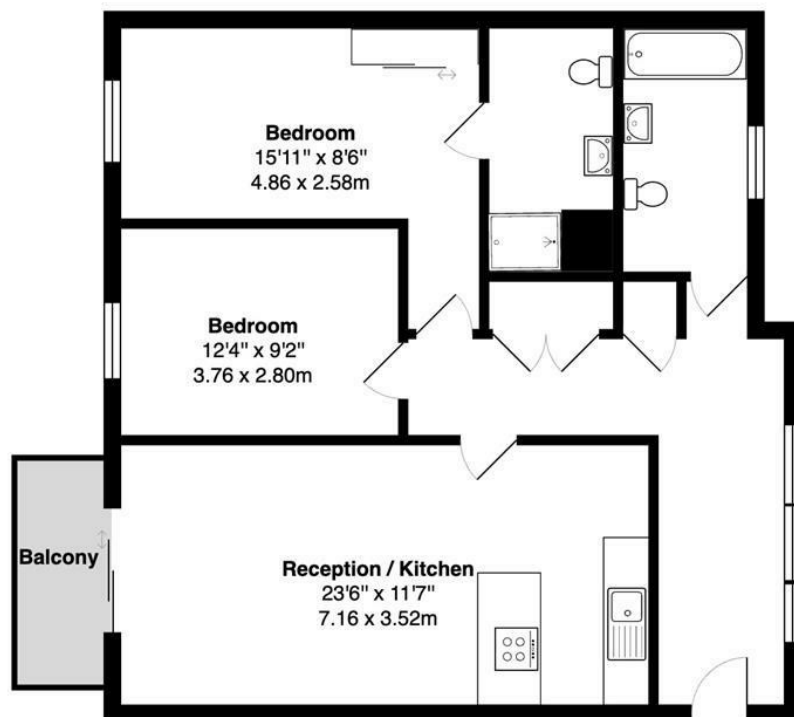
Modern development with lift access

Ideal for first-time buyers, professionals, or investors, this impressive flat combines comfort and convenience in one of London's fast-developing neighbourhoods.









3rd Floor

Julius House, E14

Total Gross Area: 866 ft<sup>2</sup> ... 80.5 m<sup>2</sup> (excluding balcony)

All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

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>		
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(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Strictly by appointment with:  
Coopers of London, 22 Cleveland Street,  
Fitzrovia, London W1T 4JB  
info@coopersoflondon.co.uk

**0207 580 9658**

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