



12 Iris House, London  
E14

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## £552 Per Week

Poplar Riverside Development - A stunning two-bedroom apartment 725sqft (67sqm) offering a bright open plan kitchen and living room leading to a large private balcony with great views, two double bedrooms with wardrobes(master with en-suite), a large family sized bathroom and ample storage. Poplar riverside offers a 24-hour concierge service, swimming pool, jacuzzi, spa (including sauna, steam room and salt room), meeting rooms, private cinema, games room & private dining room. Transport close by includes convenient Docklands Light Railway stations, East India Station 0.4m, Langdon Park Station 0.5m & Star Lane Station 0.5m.

\*\*Please note that the furniture may differ to that shown in the current photos\*\*

Available 14th March 2025

5 Weeks Security Deposit  
12 Month Tenancy  
Council Tax — Tower Hamlets Band E  
EPC B (83)

- Two Bedroom Apartment
- 725sqft (67sqm)
- Balcony
- 1st Floor
- Furnished
- Spacious Open Plan Living
- 24 Hour Concierge Service
- Premium Residents facilities — Residents Swimming pool, Games Room
- Close to East India Station 0.4m, Langdon Park Station 0.5m & Star Lane Station 0.5m DLR Stations
- EPC B (83)



EPC certificate available on request.



<b>APARTMENT NOS.</b>	6/16/26/36/43/50/57/64	
<b>FLOORS</b>	1/2/3/4/5/6/7/8	
<b>Internal measurements</b>	<b>67.4 sq m</b>	<b>725.4 sq ft</b>
<b>External measurements</b>	<b>6.0 sq m</b>	<b>64.5 sq ft</b>
Kitchen/Living/Dining	5.19m x 5.12m	17'0" x 16'9"
Primary Bedroom	3.11m x 3.55m	10'2" x 11'7"
Bedroom 2	2.82m x 4.24m	9'3" x 13'10"
Balcony	3.37m x 1.80m	11'0" x 5'10"

SC	Storage/coat cupboard
S	Storage
C	Coat cupboard
W	Wardrobe
WD	Washer/dryer
U	Utility cupboard
----	Optional customer upgrade

Depending on the plot number this apartment type may have a handed (mirrored) layout, see floorplates or speak to a sales advisor for more information. Floorplans are for approximate measurements only. Measurements may vary within a tolerance of 5%. Dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture shown is not included.

POPLAR RIVERSIDE

