



Aberfeldy Street, London, E14 0NQ
Offers In The Region Of £350,000



Aberfeldy Street

London, E14 0NQ

Local Authority: Tower Hamlets

Tax Band: C

- Share Of Freehold
- Aberfeldy Village
- Open Plan Lounge/Kitchen
- Family Bathroom
- 982 Years Lease Remaining
- Well Presented
- Private Balcony

Sandra Davidson are proud to present this lovely TWO BEDROOM APARTMENT Located in the sought after 'Aberfeldy Village' Poplar.

Boasting a bright and spacious, open plan lounge / kitchen with access to a private balcony offering lovely views. It also benefits from two spacious double bedrooms; both of them having the benefit of en-suite bathrooms.

Fantastic transport links include DLR at Langdon Park, All Saints, Blackwall and East India stations, as well as numerous bus routes which can reach Canary Wharf in approximately 15 minutes both offering great travel options around the city.

Lease remaining 982 years - SHARE OF FREEHOLD

Service Charge £1440 per annum

G/Rent: 0

EPC Rating:

Council Tax Band: C



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HALLWAY 9'1" x 11'6" (2.78m x 3.51m)

Via front door into entrance with laminate flooring, telephone entry system, spotlights to ceiling, doors to;

RECEPTION 12'4" x 11'7" (3.76m x 3.53m)

Spotlight to ceiling, radiator, wood flooring, double glazed French doors to balcony

KITCHEN 7'7" x 11'7" (2.31m x 3.53m)

Fitted wall and base units, work surface with metro tiled splash-back, one and half bowl sink with drainer, four ring electric hob with extractor hood over and oven grill below, fridge/freezer, spotlights to ceiling, tiled flooring,

BEDROOM ONE 12'8" x 12'6" (3.87m x 3.82m)

Double glazed window to rear, radiator, feature wall mounted lights, spotlights to ceiling, wood flooring,

BEDROOM TWO 10'8" x 12'6" (3.27m x 3.82m)

Double glazed window to rear, radiator, feature wall mounted lights, spotlights to ceiling, wood flooring,



BALCONY
Private Balcony

12'4" x 7'3" (3.76m x 2.21m)

BATHROOM 5'7" x 8'3" (1.71m x 2.52m)
Suite comprising; bathtub, hand wash basin inset to vanity unit, low level WC wall mounted mirrored cabinet, electric heater, light, tiled walls, vinyl flooring

LEASE INFORMATION

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Service Charge £1440 per annum

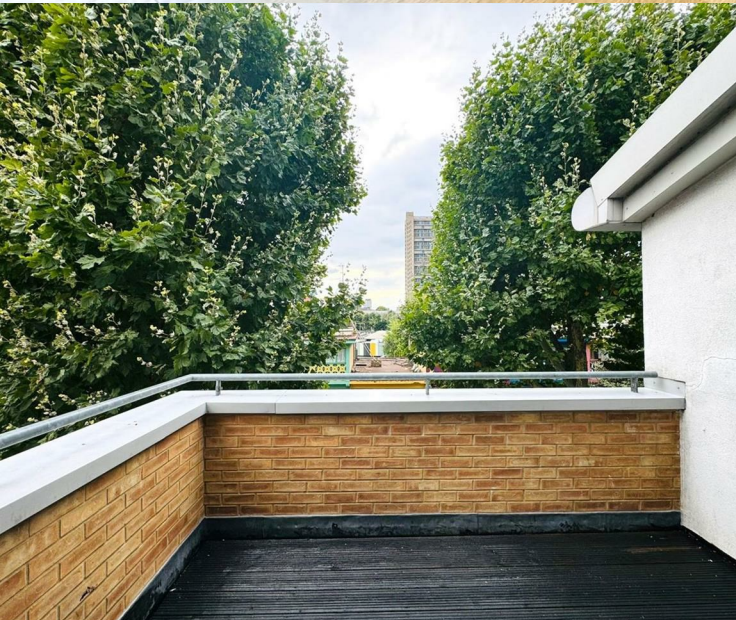
G/Rent: 0

EPC Rating:

Council Tax Band: C

AGENT NOTICE

Please note that any services, heating system or appliances have not been tested by us. Buyers are to make their own enquiries.



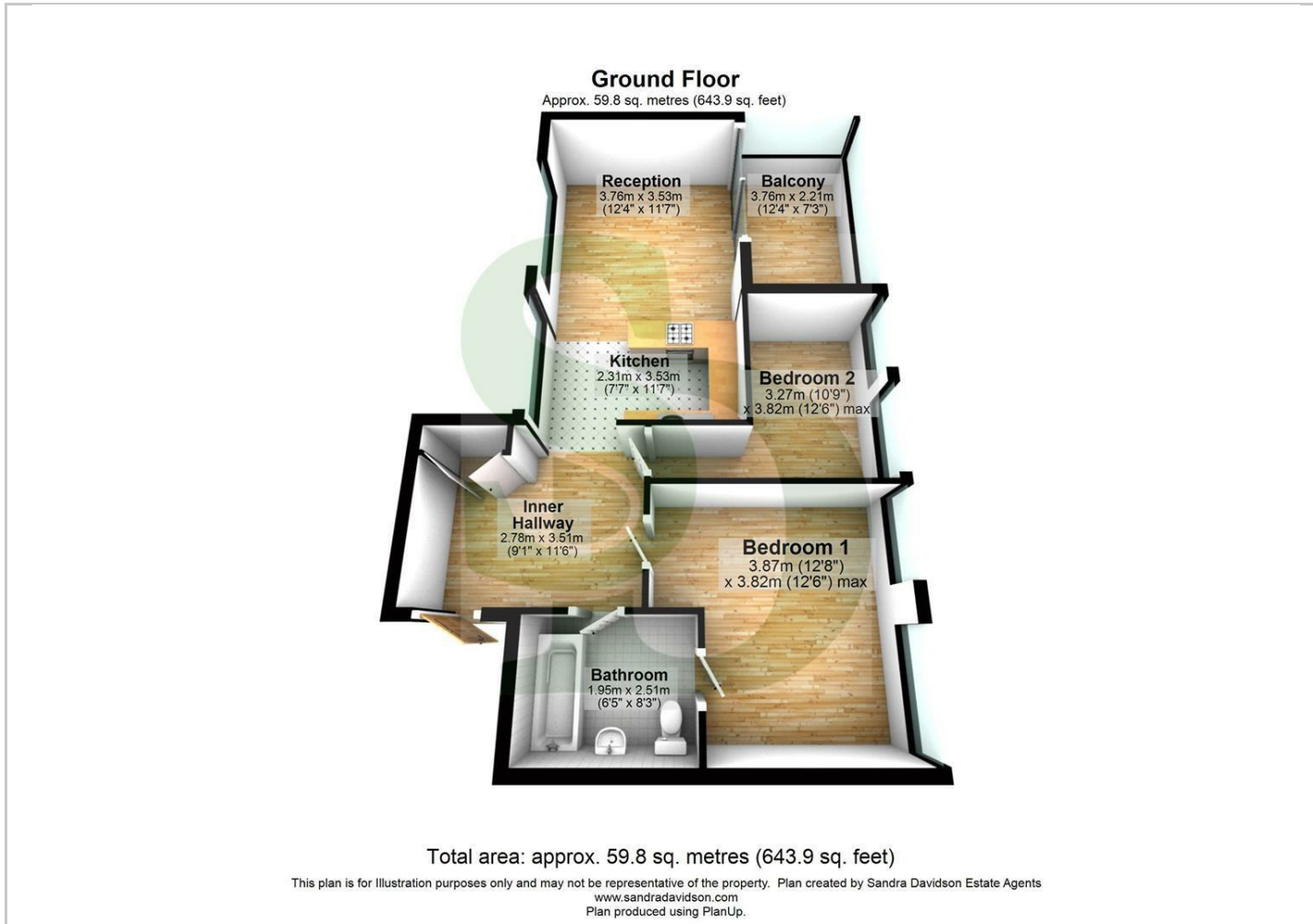




25A
55A



Floor Plans



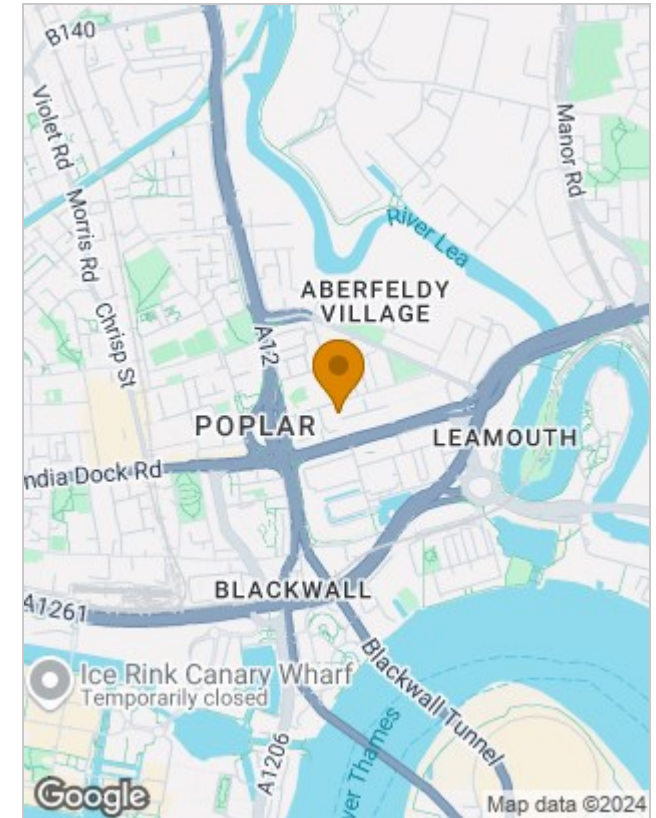
Viewing

Please contact our Redbridge Sales Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	78
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	