



Flat A2.10.06 Heron Wharf, 5 Hemlock Street, London, E14 0XW



A brand-new, beautifully designed two-bedroom apartment in the sought-after Bowline House development at Heron Wharf, part of the prestigious Poplar Riverside by Berkeley Homes. This bright and contemporary home features a spacious open-plan living and dining area, a fully fitted kitchen with high-spec appliances, two generously sized bedrooms, and a modern bathroom. The private balcony offers a peaceful outdoor space with lovely views.

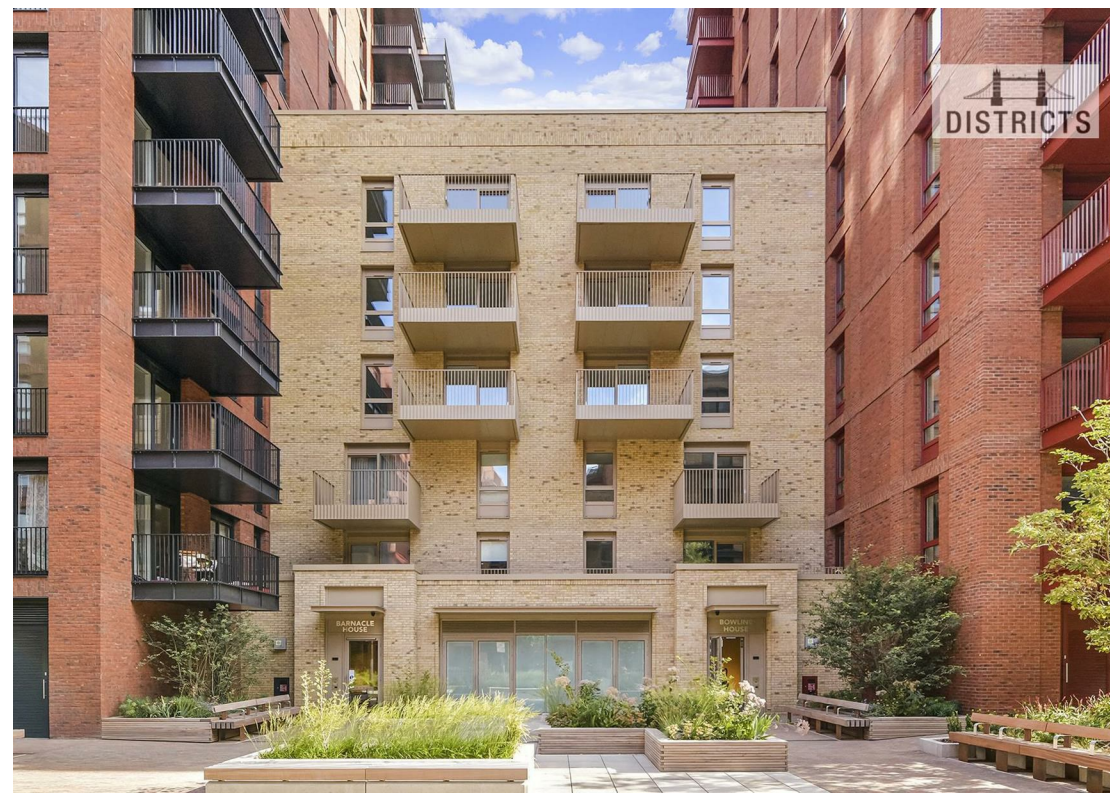
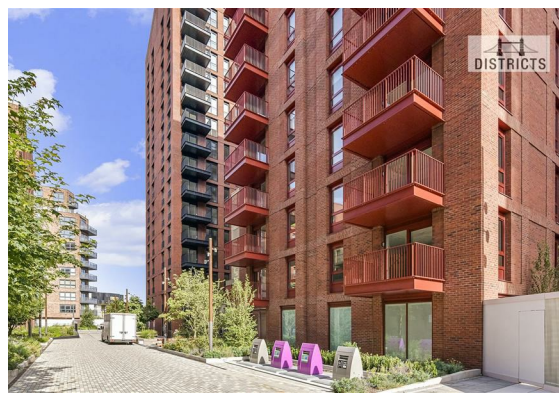
Beyond your front door, enjoy luxury living with access to first-class amenities including a 24-hour concierge, residents' lounge, co-working spaces, gym, swimming pool, sauna, and beautifully landscaped gardens. With DLR and Jubilee Line stations just a short walk away, Canary Wharf and Central London are effortlessly accessible.

****Photos of a similar property have been used for example purposes.**

Leasehold: 999 years remaining
 Ground rent amount: Peppercorn
 Review period: Ask agent
 Service charge amount: Approx. £4,270pa
 Review period: Ask Agent
 Council tax band: Tower Hamlets - Rate not yet available

Electricity supply – Mains | Heating – Mains | Water Supply & Sewerage – Mains | Lift Access | Cladding: EWS1 Cert. available | Parking: No

To check broadband and mobile phone coverage please visit Ofcom
 To check planning permission please visit Tower Hamlets Council Website, Planning & Building Control





DISTRICTS



INTERNAL AREAS	73.2 sq m	788 sq ft
EXTERNAL AREAS	6.0 sq m	64 sq ft
KITCHEN/LIVING/DINING	5.13 m x 6.15 m	16ft 9" x 20ft 2"
PRIMARY BEDROOM	4.36 m x 3.12 m	14ft 3" x 10ft 2"
BEDROOM 2	2.75 m x 3.63 m	9ft 0" x 11ft 10"
BALCONY	1.80 m x 3.10 m	5ft 9" x 10ft 1"

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.