



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



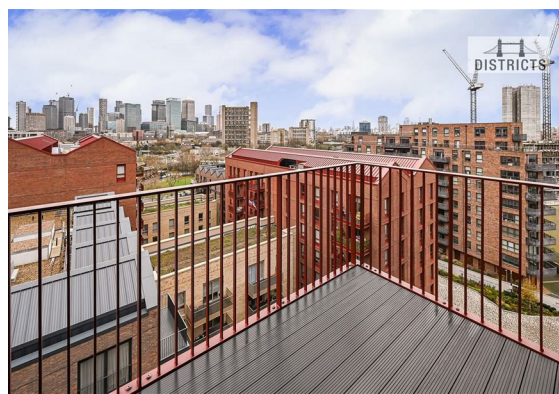
A brand-new, beautifully designed two-bedroom apartment in the sought-after Bowline House development at Heron Wharf, part of the prestigious Poplar Riverside by Berkeley Homes. This bright and contemporary home features a spacious open-plan living and dining area, a fully fitted kitchen with high-spec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

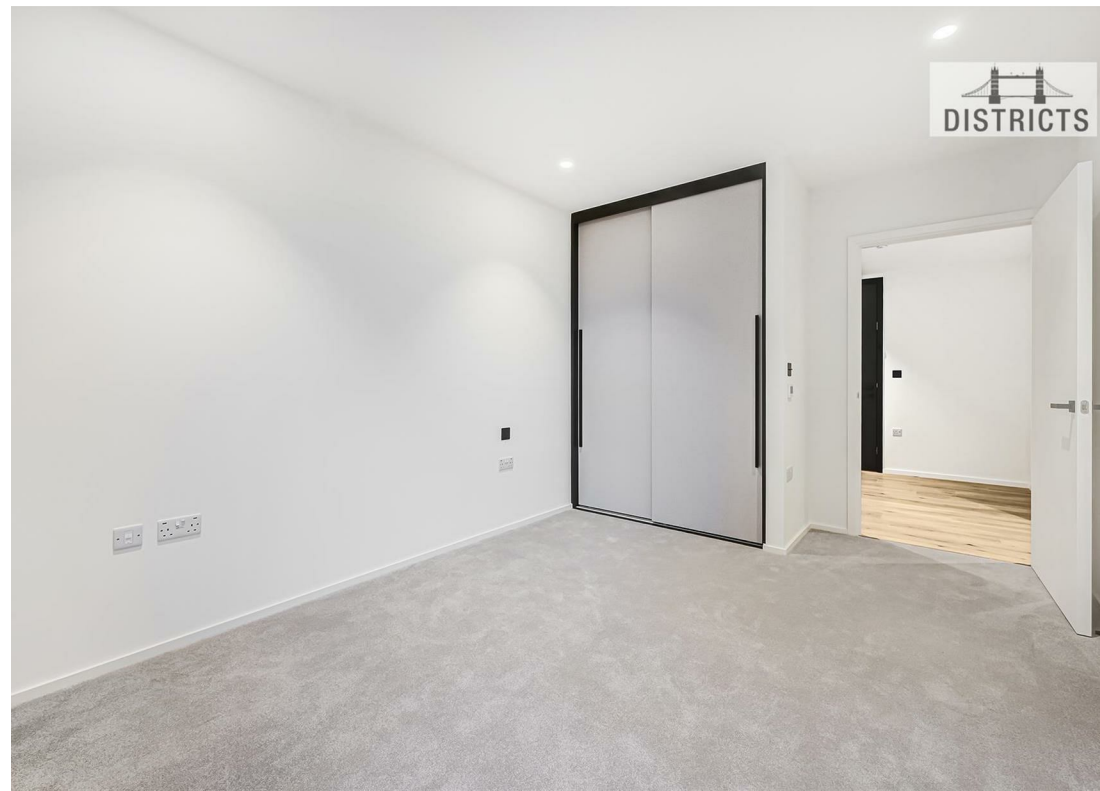
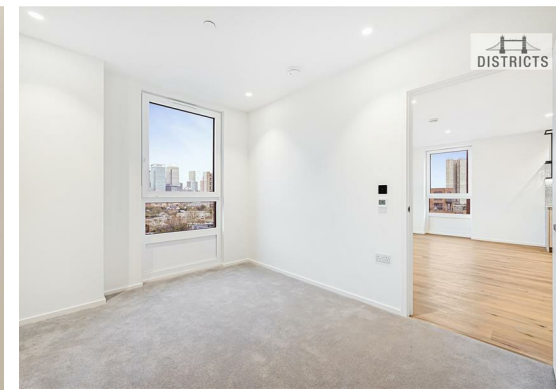
Beyond your front door, enjoy luxury living with access to first-class amenities including a 24-hour concierge, residents' lounge, co-working spaces, gym, swimming pool, sauna, and beautifully landscaped gardens. With DLR and Jubilee Line stations just a short walk away, Canary Wharf and Central London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

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

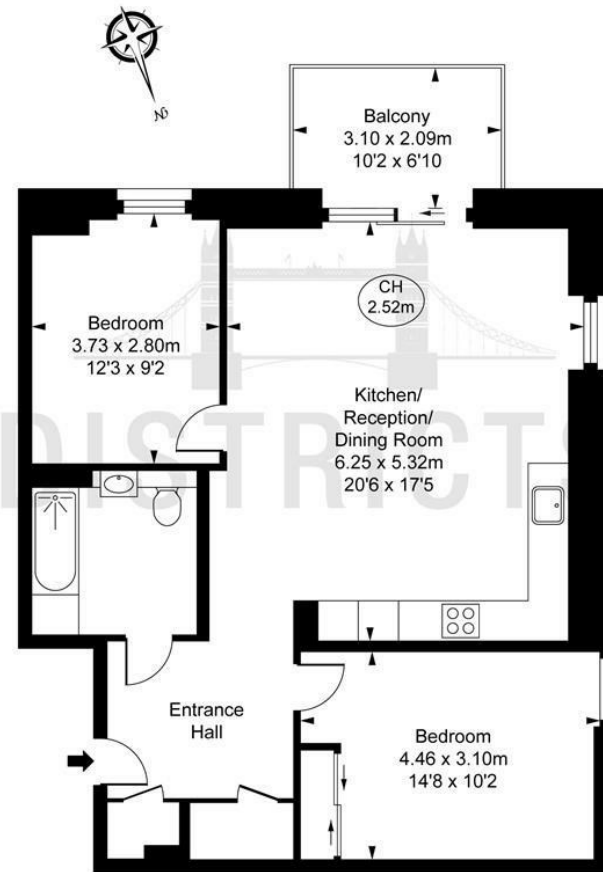
Electricity supply – Mains | Heating – Mains | Water Supply & Sewerage – Mains | Lift Access | Cladding: EWS1 Cert. available | Parking: No

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





Heron Wharf,
Hemlock Street, E14
Approximate Gross Internal Area
73.46 sq m / 791 sq ft
(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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