



BOWDEN
BRADLEY



7 Overstone House, East India Dock Road
, London, E14 6HF

Guide price £400,000



7 Overstone House, East India

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Guide Price £400,000 - £450,000

Nestled on East India Dock Road in the vibrant area of Poplar, this splendid three double bedroom flat offers a perfect blend of comfort and convenience. The property boasts a spacious reception room, ideal for both relaxation and entertaining guests. Each of the three bedrooms is generously sized, providing ample space for rest and personalisation.

The flat features two well-appointed bathrooms, ensuring that morning routines are both efficient and comfortable. The property is in good condition throughout, allowing for a seamless move-in experience. One of the standout features is the private balcony, which offers a delightful outdoor space to enjoy fresh air and views.

Situated in close proximity to Poplar High Street, residents will benefit from a variety of local amenities, including shops, cafes, and restaurants. Additionally, the renowned Canary Wharf Station is nearby, providing excellent transport links for those commuting to the City or beyond. The flat is also within walking distance to the bustling Canary Wharf, known for its impressive skyline and vibrant atmosphere.

This property presents an excellent opportunity for those seeking a modern living space in a well-connected area. Whether you are a first-time buyer or looking for a rental investment, this flat is sure to impress with its desirable location and spacious layout.

Lease remaining: 88
Service charge: £1500
Ground rent: £10

Bowden Bradley Estate Agents are the seller's agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.

Front

Hallway

Toilet
6'9" x 2'9" (2.06 x 0.84)

Bedroom
11'1" x 12'9" (3.4 x 3.89)

Living Room
18'4" x 12'0" (5.59 x 3.66)

Kitchen
11'0" x 7'8" (3.37 x 2.36)

Balcony

Bedroom
14'9" x 8'7" (4.5 x 2.64)



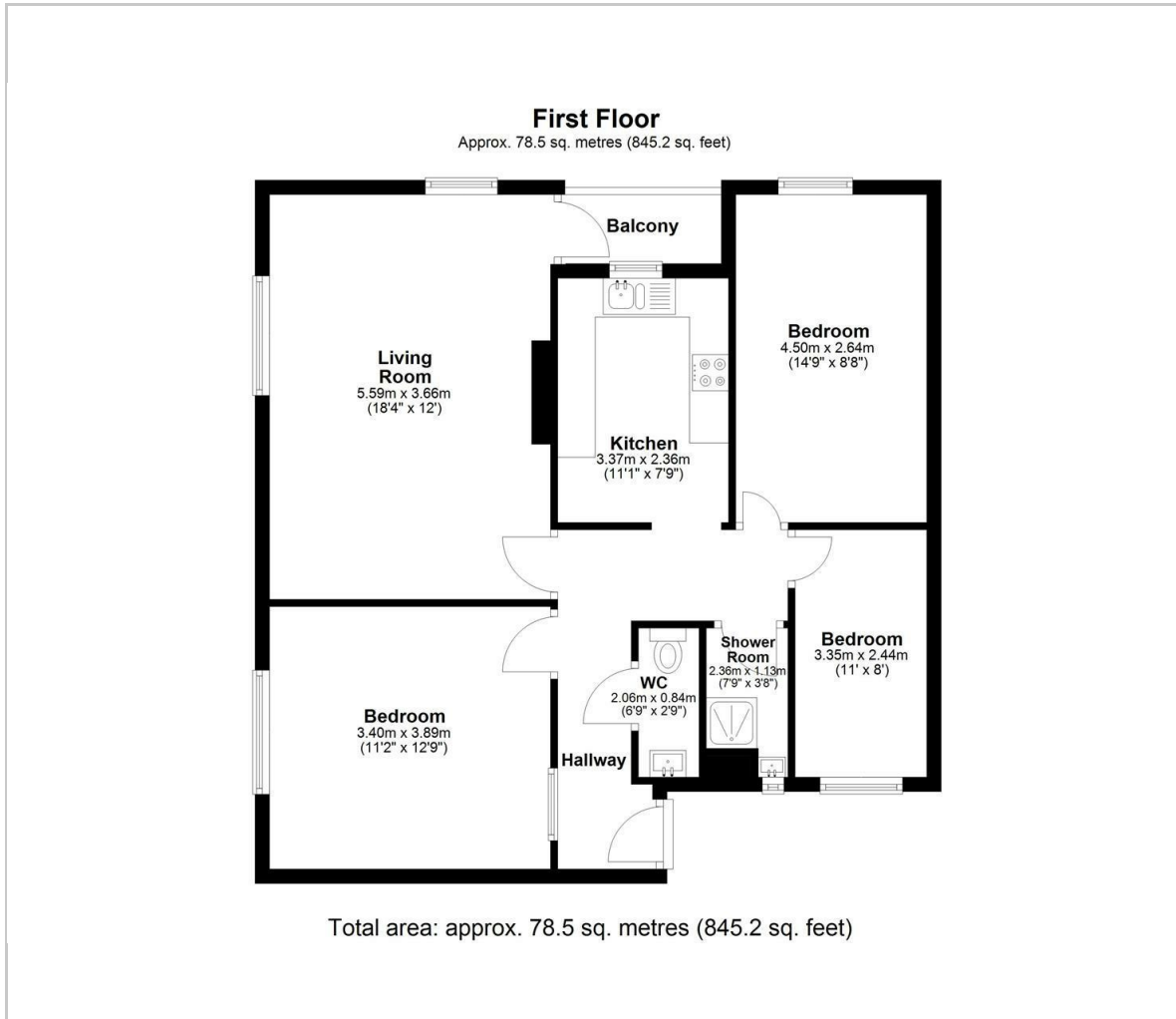


Bedroom
10'11" x 8'0" (3.35 x 2.44)

Shower Room
7'8" x 3'8" (2.36 x 1.13)



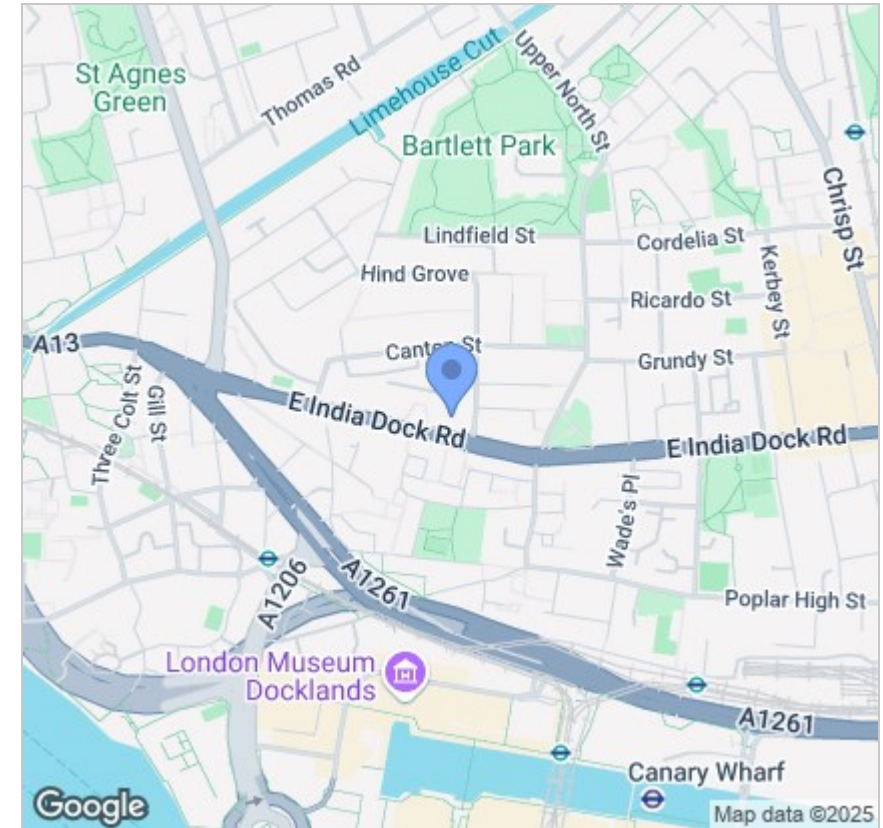
Floor Plan



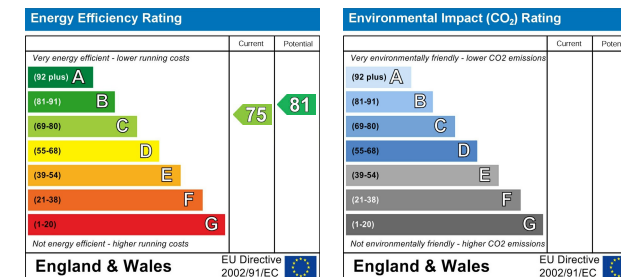
Viewing

Please contact our Bowden Bradley Office on 0208 0593 593 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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.

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