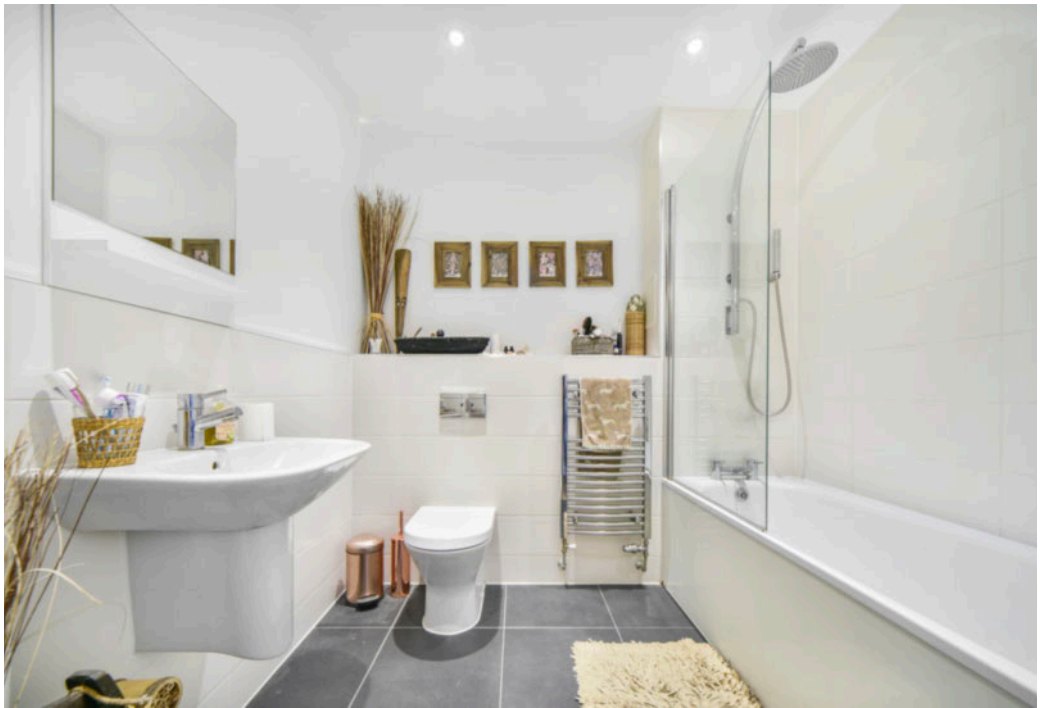




## Kerensky House, New Festival Quarter, Upper North Street, Poplar, E14

OIEO **£350,000** | Leasehold



# Kerensky House, New Festival Quarter, Upper North Street, Poplar, E14



1 Bedroom



1 Bathroom



1 Reception



Balcony



Gymnasium



Local Amenities



24-Hour Concierge



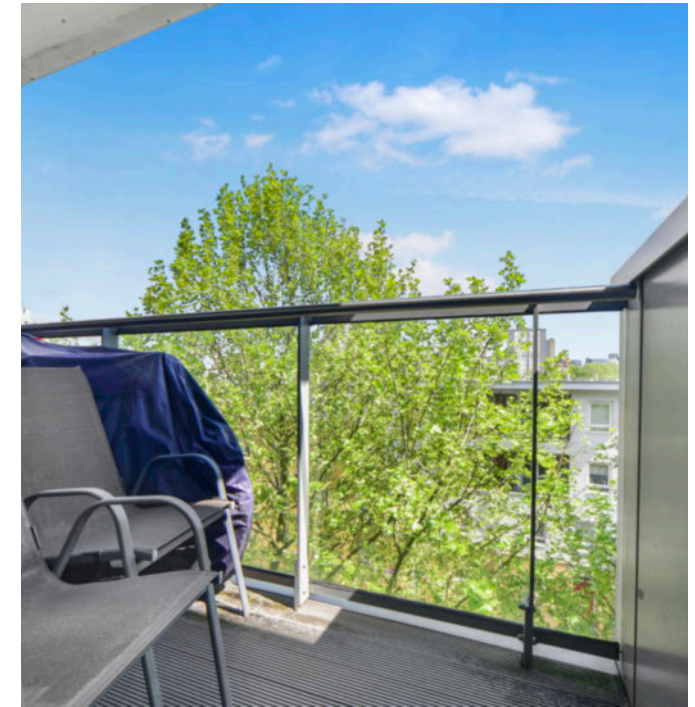
0.4 MI Langdon Park

Beautifully presented one bedroom apartment with a private balcony set within New Festival Quarter, a contemporary and sought-after development in Poplar. Accommodation spans 594 sq. ft and comprises an open-plan kitchen/living area, fully fitted kitchen with appliances, wood flooring, floor to ceiling glazing leading to the balcony, ample sized bedroom with built-in storage, modern bathroom with stylish fixtures and fittings. Good hallway storage.

Residents benefit from 24-hour concierge, a residents' gymnasium and extensive landscaped garden areas surrounding the development. Within the grounds of the development are a convenience store, dry cleaners and a

hairdressing salon. Also nearby is the beautiful Bartlett Park with lush planting, a play area for kids, a dog walking area and various outdoor spaces for relaxing.

In the same neighbourhood is the lively Limehouse Cut Canal with walking and narrow boat paths leading to Limehouse Basin, Canary Wharf, Bow, Hackney Wick and Stratford. The iconic Chrisp Street market is nearby offering a variety of local amenities which is also undergoing a large regeneration project at present which will be hugely beneficial to the area once completed. Langdon Park, All Saints and Westferry DLR are the closest stations. From there trains run to Canary Wharf, the City and Stratford (Westfield Shopping Centre).



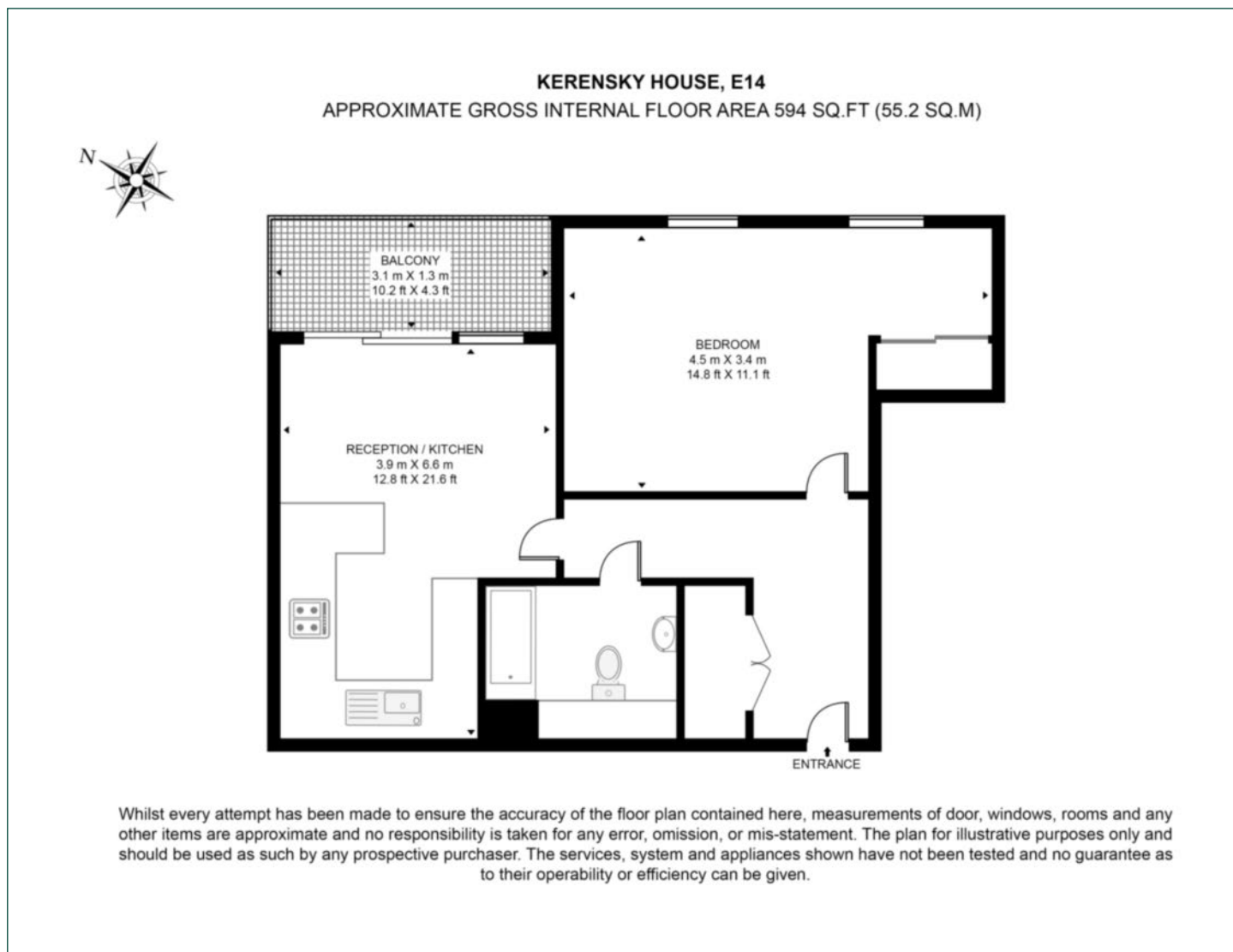
**Tenure:** Leasehold (237 years remaining) **Local Authority:** Tower Hamlets

**Ground Rent:** £314 p.a. **Council Tax Band:** C

**Service Charge:** £2,456 p.a. **EPC:** B

# Floorplan

594 sq ft | 55.2 sq m



## Canary Wharf

Horizon Building, 15 Hertsmere Road, London, E14 4AW

## Sales

020 7515 1001 | [canarywharf.sales@chaseevans.com](mailto:canarywharf.sales@chaseevans.com)

## We're here to help.

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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