



## Wimhurst Court, Phoenix, Upper North Street, Poplar, E14

Asking price **£545,000** | Leasehold



# Wimhurst Court, Phoenix, Upper North Street, Poplar, E14



2 Bedrooms



2 Bathrooms



1 Reception



Balcony



Underground Parking



Local Amenities



0.4 MI Langdon Park

Fantastic two bedroom, two bathroom, 4th floor property set within Wimhurst Court, which is originally part of the Phoenix Works development by Fairview Homes.

Accommodation spans 847 sq. ft. and includes an spacious open-plan living area with full height windows leading to a generous private balcony which leads out from the living room providing direct views overlooking Bartlett Park with far reaching views towards Canary Wharf and a modern fitted kitchen suite with integrated appliances, two good sized bedrooms both with en suite's with smart fittings and fixtures. The property comes with a secure underground car parking space.

Phoenix Works is in a quiet residential area suitable for families and working professionals, a gated development with underground parking spaces, double security doors and video entry phone systems.

Directly opposite the open, green space of Bartlett Park, Crisp Street market, a few minutes walk away, is an authentic East End street market, with over 70 stalls, a monthly 'street food' event, traditional 'pie and mash' and other cafés. Westfield Stratford City shopping centre is under half an hour away. The apartment is moments' walk from Limehouse Cut Canal. Closest transport links are Langdon Park DLR (0.4 miles) and Westferry DLR station (0.7 miles).

**Tenure:** Leasehold (245 years remaining)

**Local Authority:** Tower Hamlets

**Ground Rent:** £496.28 p.a.

**Council Tax Band:** D

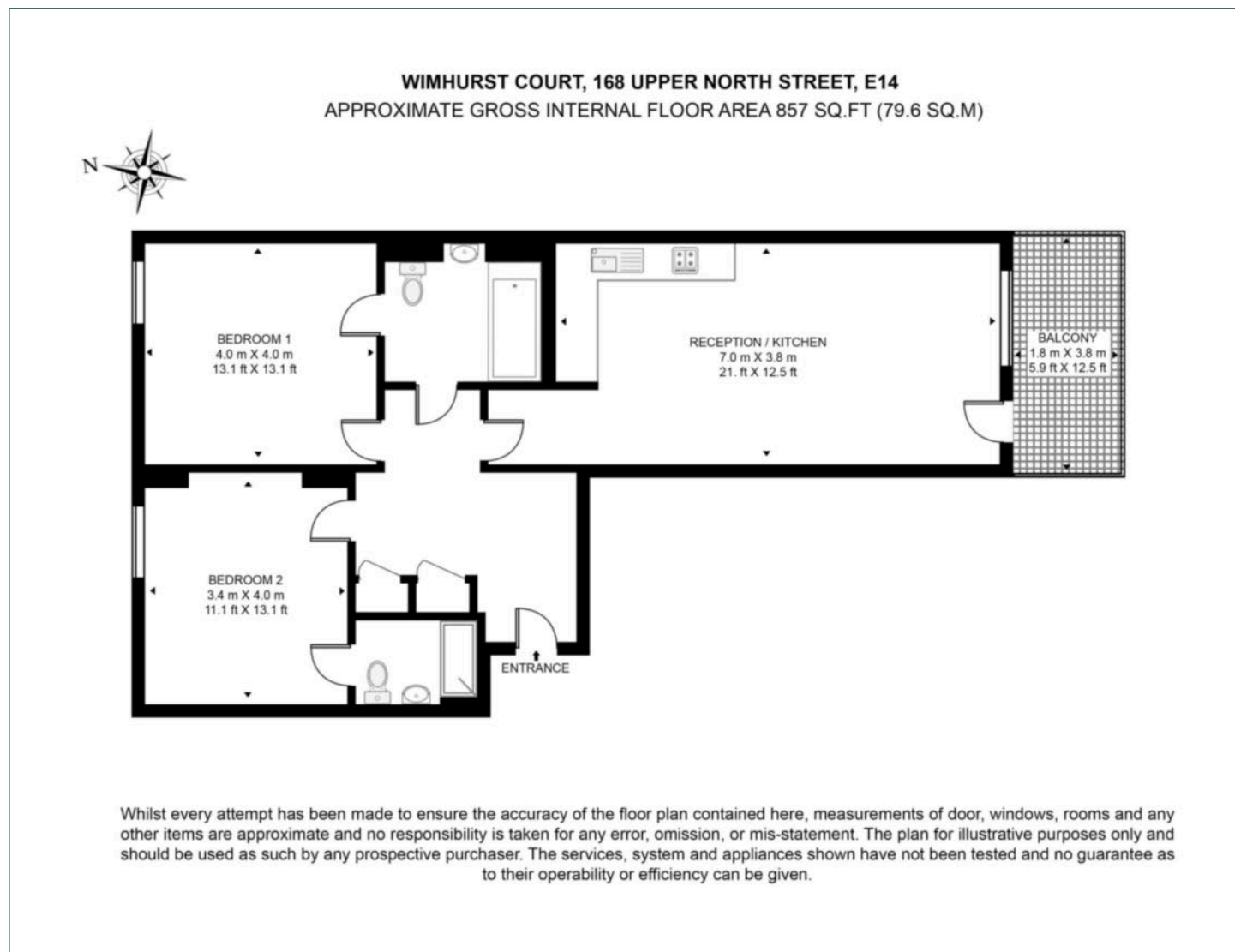
**Service Charge:** £2,704.76 p.a.

**EPC:** B



# Floorplan

857 sq ft | 79.6 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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