



Loren Apartments

51 Blair Street, E14

Offers in excess of £435,000

Stylish two bedroom two bathroom apartment with communal rooftop terrace and balcony in Aberfeldy Village. Lift access in a modern block for convenient city living. Perfect apartment for urban explorers!



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51 Blair Street, E14

- Two bedroom, two bathroom apartment
- Open-plan kitchen/living room
- Balcony
- Communal roof terrace
- All Saints DLR station nearby
- Service charge £2530 pa
- Ground rent £450 pa
- Lease 140 years approx



Situated in the bustling Aberfeldy Village, this contemporary first-floor two bedroom apartment offers a stylish and comfortable living space. Ideal for individuals or small families, this property features two bedrooms and two bathrooms perfect for modern urban living.

Enjoy the convenience of a communal rooftop terrace and balcony. With a lift for easy access, this purpose-built home combines comfort and functionality. The open-plan design creates a spacious and bright environment, ideal for hosting guests or unwinding. Don't miss the chance to call this sophisticated apartment your new home in the heart of Aberfeldy Village. All Saints DLR station is close by and a range of bus routes operate from East India Dock road.

There is currently a planning application that has been granted to extend the block by two floors to create further apartments in the block. Please ask for further details.

Tenure: Leasehold 140 years 4 months

Service Charge: £2530.18 approx.

Ground Rent: £450 such sum to double on every 20th anniversary of the

Local Authority: Tower Hamlets

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

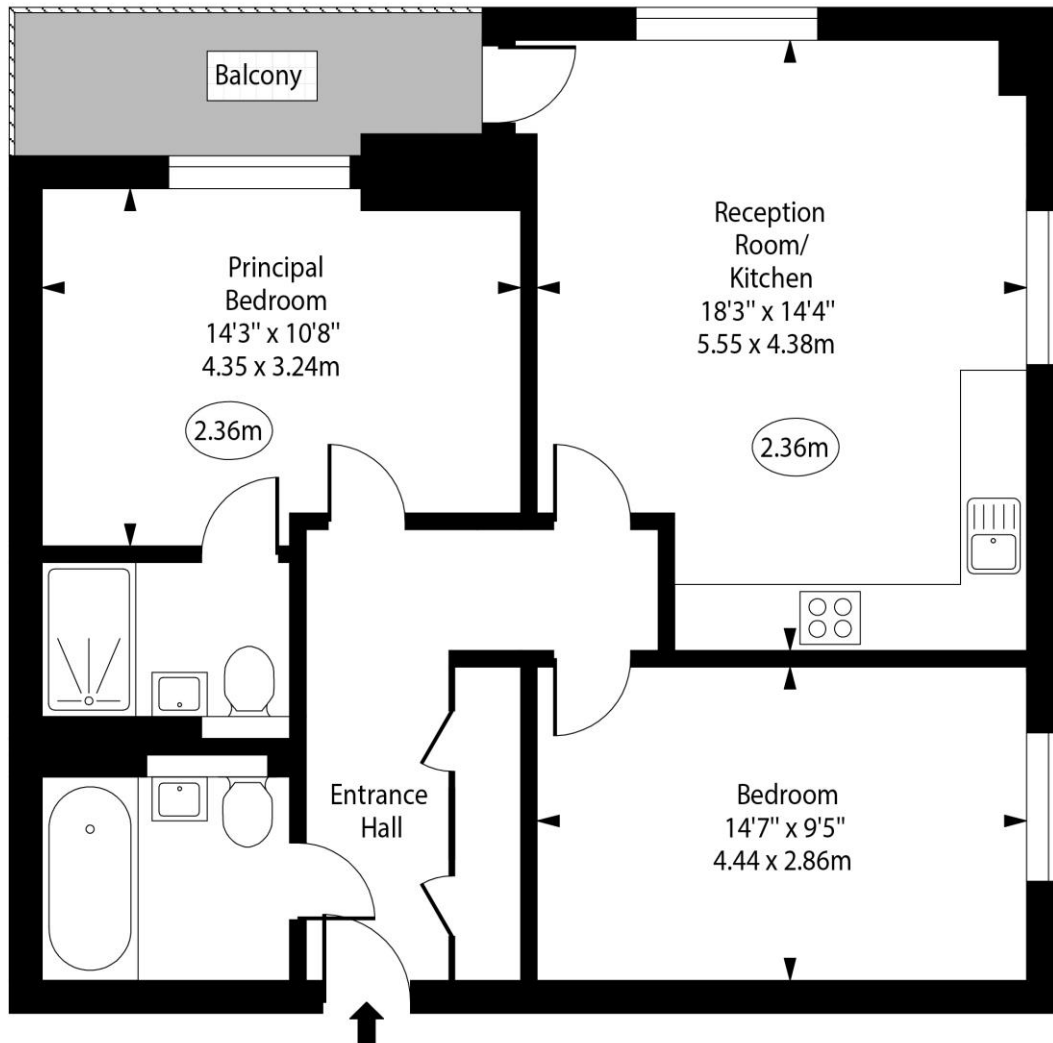
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○ - Ceiling Height



First Floor

Approx Gross Internal Area 762 Sq Ft - 70.79 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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