



# Vickers Wharf

87 Stainsby Road, E14

£450,000 Asking Price

A modern and spacious two double bedroom apartment with its own private terrace in this secure development situated close to the Limehouse Cut in Poplar. The property benefits from onsite concierge and is within close distance to Poplar DLR.



# Vickery's Wharf

## 87 Stainsby Road, E14

- 2 Bedrooms.
- Great Location near Limehouse Cut.
- Secure Development.
- 24 Hour Concierge.
- Terrace.
- Generous Size.
- Close to Limehouse DLR.





A modern and spacious two double bedroom apartment with its own private terrace in this secure development situated close to the Limehouse Cut in Poplar. The property benefits from onsite concierge and is within close distance to Bartlett Park. Vickery's Wharf is a canal-side development and benefits from a 24 hour on-site porter, CCTV and gated fob-entry.

This Property is just a 20 minute walk from the heart of Canary Wharf and a short walk from Limehouse DLR for easy access into the city and up towards Stratford.

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**Tenure:** Leasehold 984 years

**Service Charge:** £150 pa

**Ground Rent:** £3180 pa

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)	83	83
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
Not energy efficient - higher running costs		
G (1-20)		
England, Scotland & Wales EU Directive 2002/91/EC		

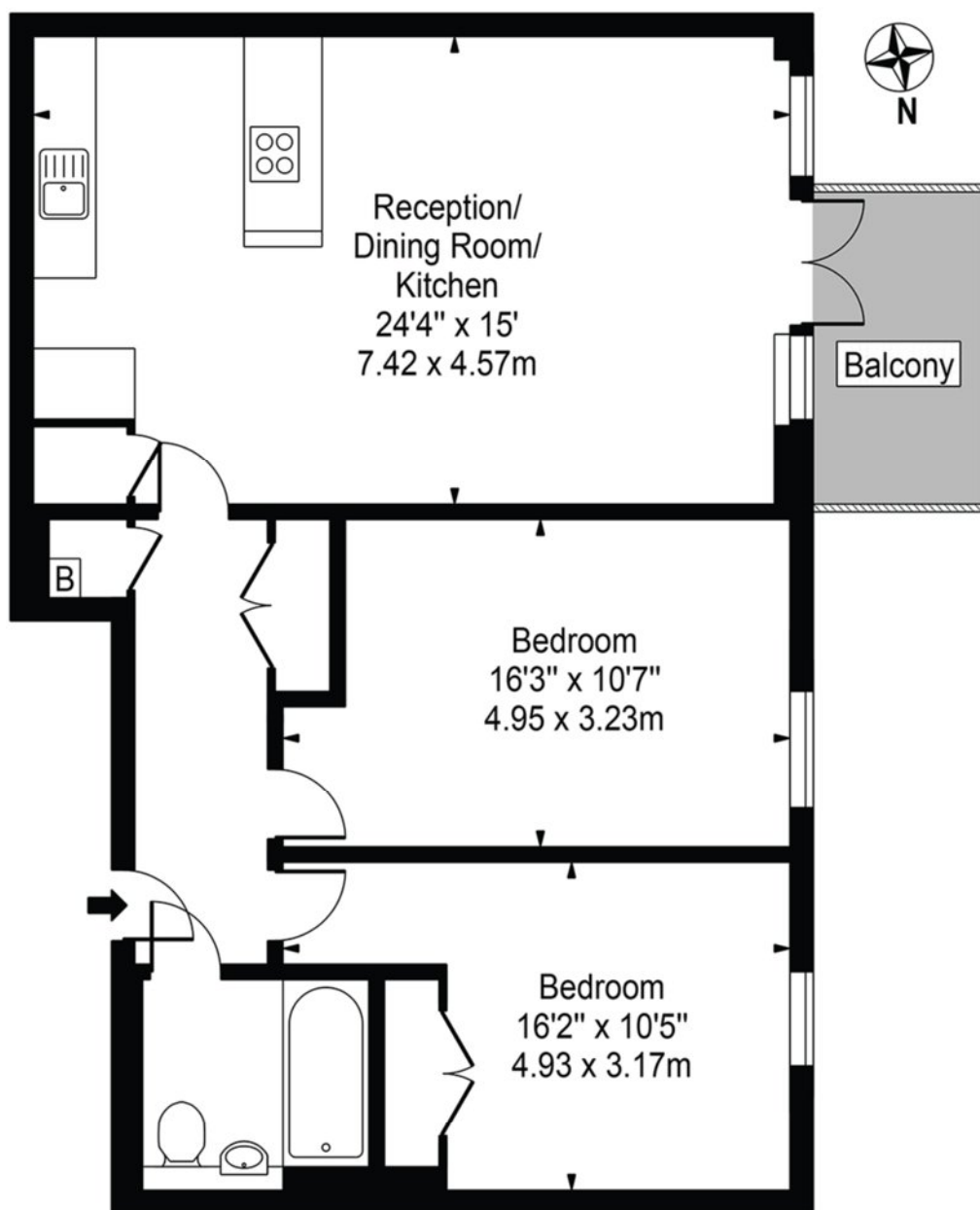
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# Vickery's Wharf, E14

Approx. Gross Internal Area 832 Sq Ft - 77.30 Sq M



## Second Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.