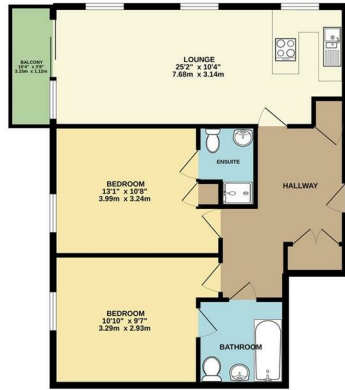
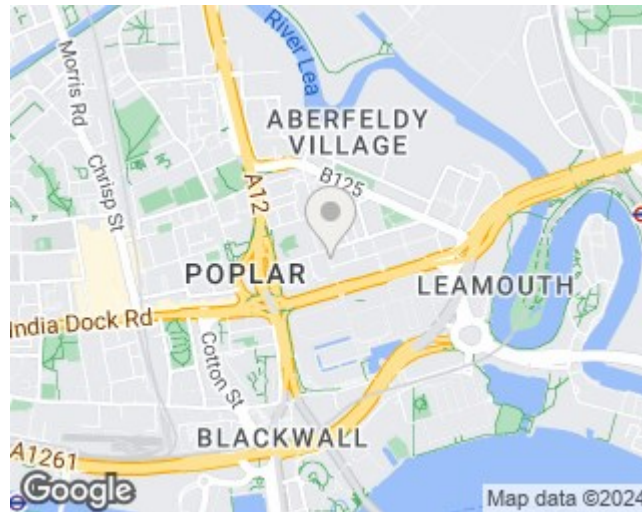


GROUND FLOOR



Every energy rating has been made to comply with the requirements of the Energy Performance of Buildings Regulations 2007. The energy rating is based on the information provided by the seller and is not a guarantee of the energy performance of the property. The energy rating is based on the information provided by the seller and is not a guarantee of the energy performance of the property. The energy rating is based on the information provided by the seller and is not a guarantee of the energy performance of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Guide Price: £350,000 - £375,000

Kurtis Property proudly present this larger than average two bedroom first floor flat being sold with no onward chain located in the sought after 'Aberfeldy Village' Poplar.

Boasting a bright and spacious, open plan lounge / kitchen with access to a private balcony offering lovely views. It also benefits from two spacious double bedrooms; both of them having the benefit of en-suite bathrooms.

Fantastic transport links include DLR at Langdon Park, All Saints, Blackwall and East India stations, as well as numerous bus routes which can reach Canary Wharf in approximately 15 minutes.

Lease remaining 900+ years with share of freehold  
 Service Charge £800 per annum  
 G/Rent: 0  
 EPC Rating: B  
 Council Tax Band: C

- Chain Free
- Spacious
- First Floor
- Well Presented
- En Suite Shower Room
- Family Bathroom
- Open Plan Lounge/Kitchen
- Share Of Freehold
- 900+ years lease remaining
- CURRENTLY ACHIEVING £2100 PCM RENTAL INCOME