



GROUND FLOOR



These plans are intended to provide a general impression of the property and are not to be taken as a contract. The actual property may vary from the plans. The agent is not responsible for any errors or omissions. The agent is not responsible for any errors or omissions. The agent is not responsible for any errors or omissions.



| 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 ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Guide Price: £360,000 - £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+
 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
- 900+ years lease remaining
- CURRENTLY ACHIEVING £2100 PCM RENTAL INCOME