



## Chrisp Street, London, , E14 6RS

### £350,000

GUIDE PRICE £350,000 - £375,000 Elms Estates are delighted to be able to offer to the market for sale this Modern Two-Bedroom Apartment on Chrisp Street, situated on the second floor of a well-maintained building.

The property is conveniently positioned between Poplar and Bow and is within walking distance to Canary Wharf. The location provides excellent transport connections, with nearby DLR, tube, and bus links making commutes effortless. Canary Wharf is approximately a 20-minute walk away, offering easy access to shopping, dining, and business hubs.

For those who enjoy green spaces, both Bartlett Park and Langdon Park are just a short stroll from your doorstep, perfect for weekend walks or outdoor activities.

Internally, the property features a contemporary interior throughout, with a bright open-plan layout and high-quality finishes. Both bedrooms are well-proportioned, complemented by generous built-in storage that maximises space and functionality. A private balcony extends the living area outdoors, offering a tranquil spot for morning coffee or evening relaxation.

Internal viewing of this property is a must and early viewing is highly recommended in order to avoid disappointment.

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our Property Consultants.



**Living**  
14'5" x 13'9" (4.4 x 4.2)

**Kitchen**  
13'5" x 5'6" (4.1 x 1.7)

**Balcony**

**Bedroom One**  
13'9" x 8'2" (4.2 x 2.5)

**Bedroom Two**  
15'1" x 7'6" (4.6 x 2.3)

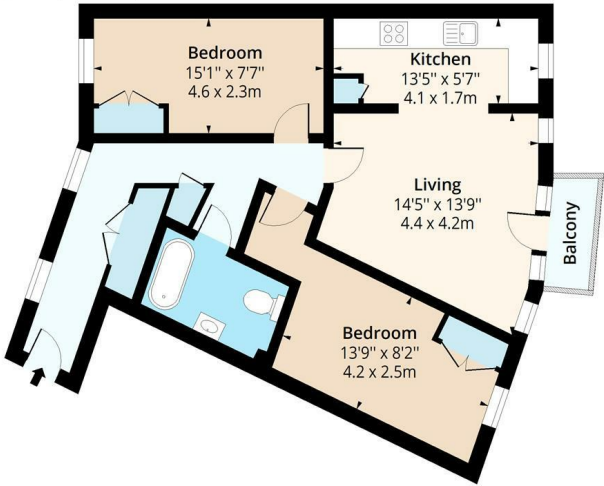
**Bathroom**

**Material Information**

Tenure: Leasehold  
Length Of Lease: Approx 115 Years remaining  
Annual Ground Rent: £10.00 Per year  
Annual Service Charge: Approx £1,800 Per year  
Council Tax Band: D



**Chrip Street, E14**  
Approx. Gross Internal Area 664 Sq Ft - 61.70 Sq M  
Approx. Gross Balcony Area 21 Sq Ft - 1.95 Sq M



**Second Floor**  
Floor Area 664 Sq Ft - 61.70 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.  
lpaplus.com  
Date: 19/7/2025

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