



PRICE GUIDE

£275,000

Poplar High Street

Bow, E14 0BN



Price Guide: £275,000 - £300,000

This spacious one-bedroom property comprises an open-plan reception room with a fitted kitchen, a generous double bedroom, and a modern bathroom. The apartment also benefits from ample storage throughout and lift access. Large windows enjoy stunning views across East London and allow an abundance of natural light throughout the day.

The location is superb, positioned on Poplar High Street with a Tesco and a variety of local shops close by. Transport links are excellent: Blackwall DLR Station is just 0.1 miles away, providing access to Bank in approximately 15 minutes. All Saints DLR Station is also nearby (0.3 miles), offering connections between Canary Wharf and Stratford, while Poplar Station allows easy interchange to Limehouse and Bank.

Canary Wharf Station, approximately 0.7 miles away, provides access to the DLR, Jubilee Line, and Elizabeth Line, ensuring swift connections across London. Residents also benefit from the extensive amenities within Canary Wharf.

The property is EWS1 compliant and offered with no onward chain, making it an ideal first-time purchase.

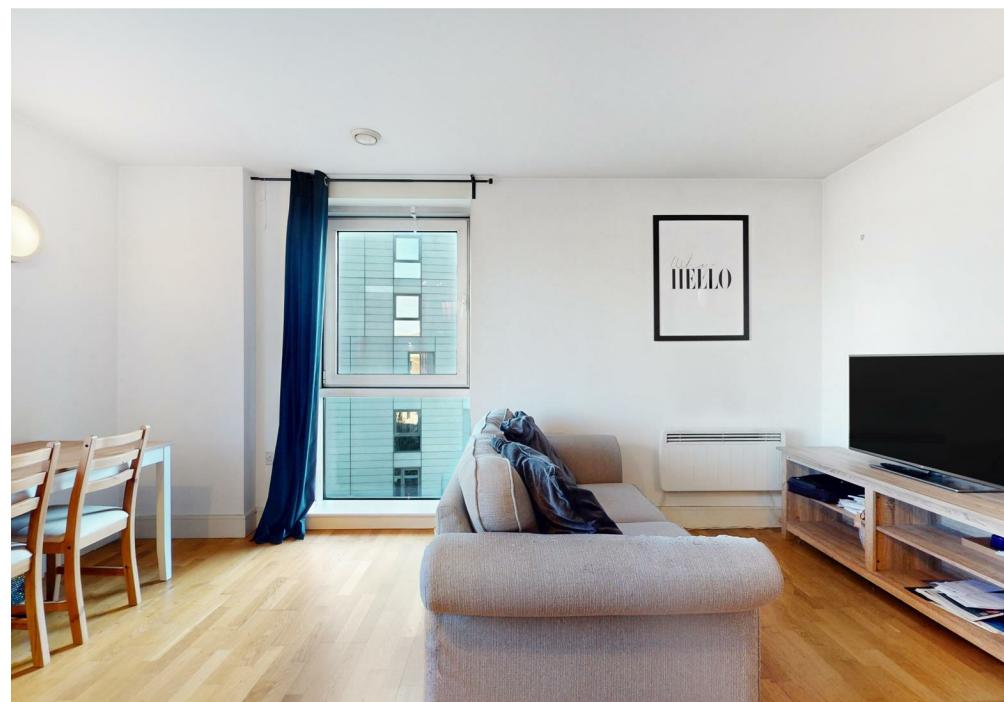
Also has option to purchase 25% of the property

Leasehold: 106 years

Council Tax: Band C

Service Charge: £3,961 per annum

Ground Rent: £200 per annum





Wharfside Point North, E14 0BN

Approx Gross Internal Area = 49.5 sq m / 533 sq ft



Eighth Floor

Ref :

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P L A N

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		85
(81-91) B	75	
(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		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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