



## Moro Apartments, London, E14 6FT

- En-suite for main bedroom
- Close to Poplar DLR Station which offers great links to Central London
- Close to Canary Wharf which has a shopping centre and great amenities
- \*360 Virtual Tour\*
- On-site Gym
- Communal Garden
- Three nearby parks
- \*\*\*Available from 2nd SEPTEMBER 2022\*\*\*
- Two Bedrooms - Two Bathrooms

**Guide Price £480,000**

**HUNTERS®**  
HERE TO GET *you* THERE

# Moro Apartments, London, E14 6FT

## DESCRIPTION

\*360 Virtual Tour Available\*

Hunters Tower Bridge is pleased to present this two-bedroom flat located inside Moro Apartments in E14.

The kitchen is fitted with sleek glossy cupboards and has black countertops. Underneath the cupboards there is lighting fitted, giving the kitchen a brighter appearance.

The reception and kitchen are connected, opening the room to allow spacious living. There are large doors leading to the balcony, allowing plenty of natural light to fill the room.

Views of the communal grounds can be accessed on the balcony which has wooden decking.

The main bedroom includes a built-in wardrobe for optimum use of space and a bright white en-suite bathroom for convenience. The bedroom has a large window allowing lots of natural light.

Poplar is a pleasant area to live, due to its great sense of community and brilliant transportation links.

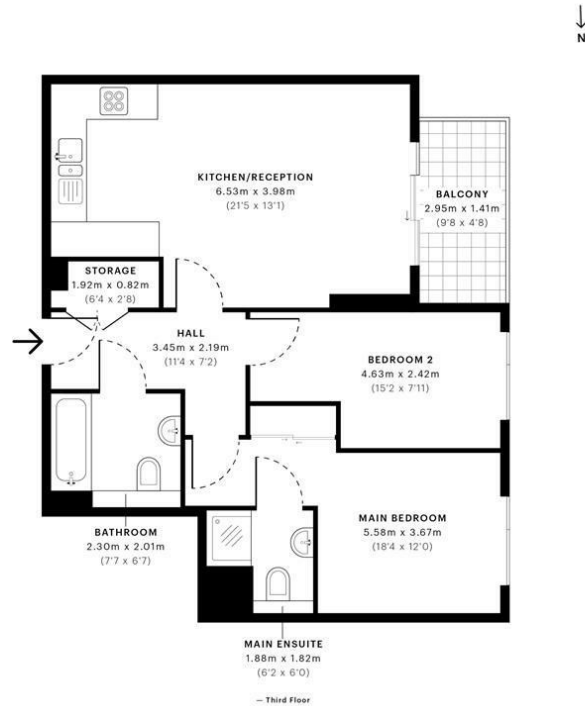
The area is also home to Chrisp Street Market, known for its great food and quirky atmosphere. Surrounding Poplar is 3 lovely parks, including play areas for children and steel gyms to keep active. The transportation links are brilliant in the area due to the 4 DLR stations nearby. Getting to areas such as Canary Wharf, Stratford and Tower Gateway.

Canary Wharf is only a few train stations away on the DLR which is notorious for its variety of restaurants and amazing city views. It is also home to some of the world's most trusted banks and corporate companies, and Canary Wharf shopping centre, making it a dynamic place to live by.

For those who are interested in history, the Museum of London Docklands is a great day out. The historic warehouse museum walks you through the history of London's River and showcases discoveries in eccentric galleries.







GROSS INTERNAL AREA (GIA) The footprint of the property 62.61 sqm / 673.93 sqft	NET INTERNAL AREA (NIA) Excludes walls and external features includes mezzanine, restricted head height 59.19 sqm / 637.12 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 4.15 sqm / 44.67 sqft	RESTRICTED HEAD HEIGHT Limited use area under 1.8m 0.00 sqm / 0.00 sqft
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Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 56.10 sqm / 711.49 sqft  
IPMS 3C RESIDENTIAL: 63.56 sqm / 684.55 sqft  
spec id: 6075aa6d881e0e20d61e79

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewing

Please contact our Hunters Tower Bridge Office on 020 8168 5555 if you wish to arrange a viewing appointment for this property or require further information.

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