

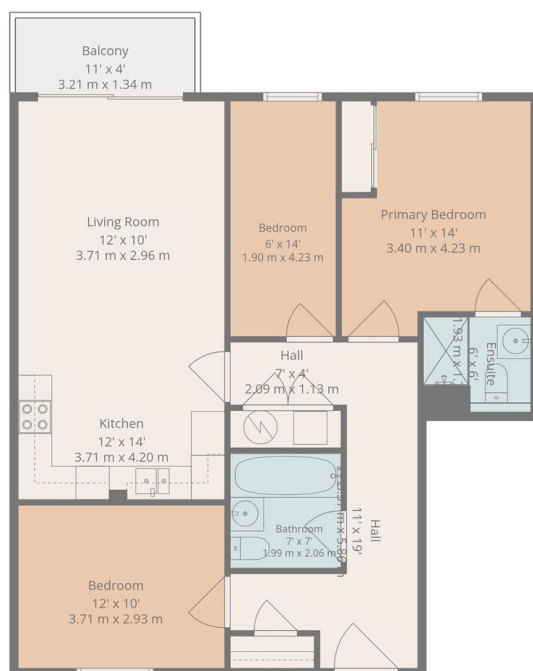
Flat 208, Felix Point, 5, Epstein Square,

Guide Price £425,000

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- GUIDE PRICE £425,000 - £500,000
- Two bathrooms
- Concierge
- Secure bike storage
- Service charge £4446.45 PA
- Three double bedrooms
- Second floor
- On site gym
- Council tax band E
- Reserve fund £234.02



TOTAL: 909 sq. ft, 84 m2
SECOND FLOOR: 909 sq. ft, 84 m2
EXCLUDED AREAS: BALCONY: 46 sq. ft, 4 m2, WALLS: 65 sq. ft, 6 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



GUIDE PRICE £425,000 - £500,000

A beautifully presented three double bedroom apartment situated on the second floor of Felix Point, within the popular New Festival Quarter development. Offering generous and contemporary accommodation, the property features a spacious open-plan kitchen and reception room which opens directly onto a lovely private balcony, creating an ideal space for relaxing and entertaining.

All three bedrooms are well-proportioned doubles, while the apartment is presented in excellent condition throughout. Residents of New Festival Quarter benefit from a concierge service, on-site gym, secure bike storage and attractive communal gardens.

Ideally located a short walk from Langdon Park DLR station, the property offers excellent connections to Canary Wharf and Central London, while Canary Wharf itself is also within walking distance with its extensive range of shops, restaurants, bars and amenities.