



£400,000

Giraud Street

London, E14 6EE

Located just a few moments' walk from All Saints and Langdon Park DLR is this ground and first floor maisonette with front and rear garden.

Overlooking Alton Street Open Space, the property features a separate kitchen to the front of the property, and a bright reception room with patio doors leading onto a good sized rear garden. There's storage space to the front the property, with the possibly to extend (subject to permission).

The 1st floor features 3 bedrooms and a family bathroom.

The property is offered on a chain free basis.

Set within a small purpose-built block on a quiet residential street in the heart of Poplar, this property enjoys an excellent East London location close to Canary Wharf, one of the capital's business and financial districts. The area continues to grow in popularity thanks to its blend of convenience, strong transport connections and comparatively affordable property prices when measured against neighbouring Canary Wharf and Docklands developments.

Residents benefit from a wide range of local amenities, including the historic Chrisp Street Market, which offers an excellent selection of independent shops, cafés, supermarkets and everyday essentials, modern restaurants, coffee shops and leisure facilities, creating a vibrant yet community-focused atmosphere.

Poplar is particularly attractive to both professionals and families due to its excellent connectivity. Canary Wharf, the City and Stratford are all within easy reach via nearby DLR, Underground and bus services, making commuting straightforward across London. The Elizabeth Line at Canary Wharf further enhances access to the West End, Heathrow and beyond.

The neighbourhood also benefits from several nearby green spaces and waterside walks, including Bartlett Park, Limehouse Cut and the Docklands area, offering pleasant outdoor areas for recreation and relaxation. With ongoing regeneration across East London and consistently strong rental demand, Poplar remains a highly desirable and well-connected location for both owner-occupiers and investors alike.

Leasehold: 88 years remaining (125 years from 1989)

Service Charge: £2000 per annum

Ground Rent: £10 per annum

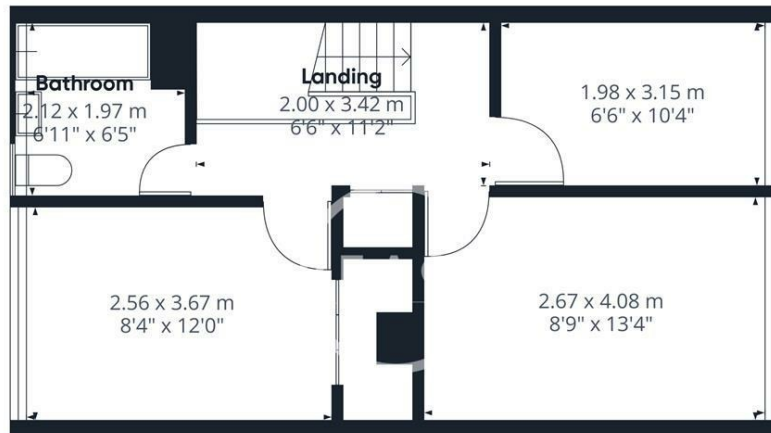
Council Tax: Band C







Floor 0



Floor 1



Approximate total area⁽¹⁾

73.4 m²
789 ft²

Reduced headroom

0.7 m²
7 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		

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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