



Sailors House, Poplar, London, E14 0LB

£340,000 Leasehold

Modern One Bedroom Apartment in Sailors House for sale, E14

Description

Docklands Prestige Residential are delighted to present a Modern One Bedroom apartment situated in Sailors House, which is part of the development Aberfeldy Village in East India Docks, E14, for sale.

The apartment benefits from:

- Excellent condition
- Second Floor
- One double bedroom with built-in wardrobe
- Bright open plan reception with dining space
- Fitted bathroom
- Modern kitchen with integrated appliances
- Floor-to-ceiling windows
- Wood flooring in the reception and carpets in the bedroom
- Private Balcony

Remaining lease - 145 years

Service charge - £2000 approx

Ground rent - £350 p/a

Aberfeldy Village is a fantastic development offering peaceful residential living to its tenants. The development has a 24 hour concierge service and a residents only gym available for use. The development will be complete in 2020/2021 and will include retail unit



and a community centre.

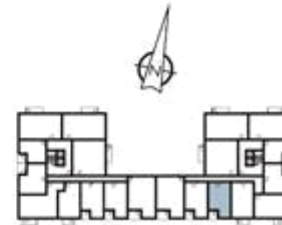
Canary Wharf is located just 1.5 miles from the property and offers a range of amenities, which include popular restaurants, cafes, lively bars, and a shopping centre with high-street shops and designer boutiques. The property is located within walking distance of East India DLR station, which offers interchanging services to Canary Wharf and Bank in eight and 15 minutes respectively.

Tenure

Leasehold



Living/Kitchen/Dining	9.5m x 3.2m	31'2" x 10'6"
Bedroom 1	4.5m x 2.8m	14'9" x 9'2"
Total internal floor area	51.3 sq m	552.2 sq ft
Balcony area	6.0 sq m	63.8 sq ft





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Viewing by appointment only
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