



**BUTLER & STAG**

Hobday Street | Poplar  
London | E14

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## *Immaculate one bedroom ground floor garden flat with garage and off-street parking.*

*Private Patio Garden / Stunning Bathroom / 570 Square Foot / Private Garage / Beautiful Communal Gardens / Off Street Parking*

*Asking price of £350,000 / Share of Freehold*

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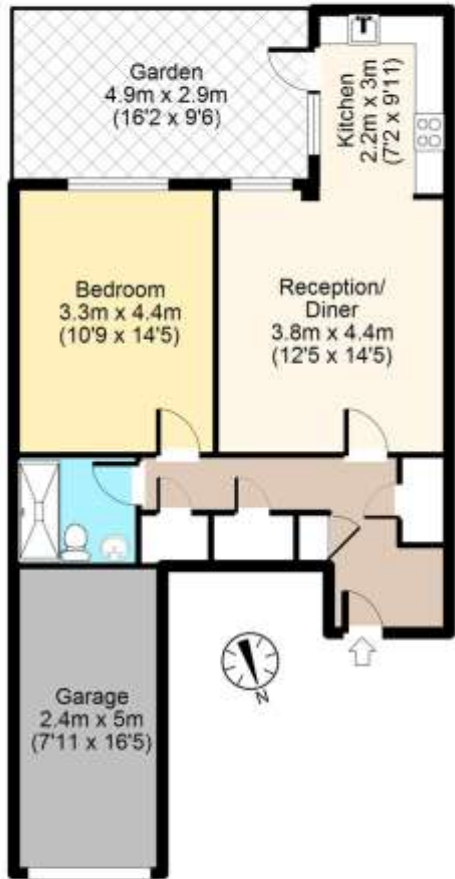
Immaculate one bedroom ground floor garden flat with garage and off-street parking. Part of small private block and boasting a share of the freehold, the accommodation includes, large living room with solid oak floors that actually run throughout the property, fitted kitchen which into a recess off the living space and has direct access to the private patio which directly overlooks and gives immediate access to the beautifully tended communal gardens. There is a good size double bedroom, stunning shower room with double walk-in shower, whilst there plenty of storage space and alcoves. The property also benefits from a private garage, whilst there is off-street parking for residents as well. Hobday Street is well placed for Canary Wharf with Langdon Park DLR the closest station





# Hobday St, E14

## Ground Floor

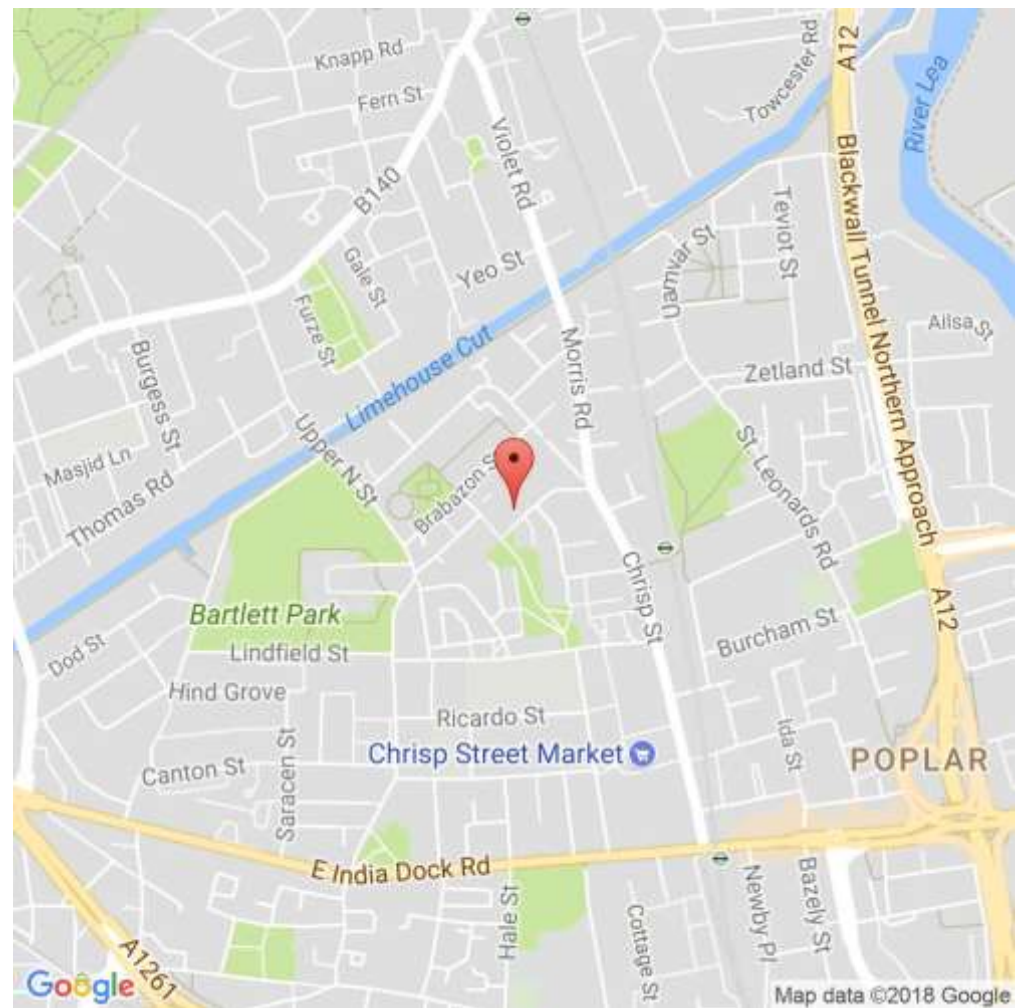


Total area approx. 53 sq. metres (571 sq. feet)  
 Total area (including garage): approx. 65 sq. metres (701 sq. feet)  
 For illustration purposes only - not to scale  
[www.londonpropertyassessments.co.uk](http://www.londonpropertyassessments.co.uk)

### Butler & Stag

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Target	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
	<b>69</b>	<b>72</b>	<b>73</b> <b>78</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
	EU Directive 2002/91/EC		EU Directive 2002/91/EC