

Broomfield Street, Poplar, E14

£374,950 Leasehold



Quietly located within a sought-after residential area this gorgeous two bedroomed apartment is presented in good condition, offering a generous living area and spacious interior.



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Situated within this exclusive development, this two bedroomed apartment boasts bright and airy interiors, generous living accommodation and is set in a quiet residential area. The property benefits from a reception room, a good-sized master bedroom, second sizable bedroom, bathroom, Amtico wooden flooring throughout and rear communal garden.

Although the kitchen is in need of an update, this property has great potential and is perfect for first time buyers or as an investment opportunity. Offered chain free!

It is placed close to a variety of amenities of Canary Wharf while the green open spaces of Langdon Park are also close by. Transport links to Canary Wharf and the City are within easy reach and the closest station is Langdon Park DLR.

Lounge
16'1" X 14'0"
Kitchen
11'2" X 7'10"
Bedroom 1
10'0" X 9'2"
Bedroom 2
9'4" X 8'8"

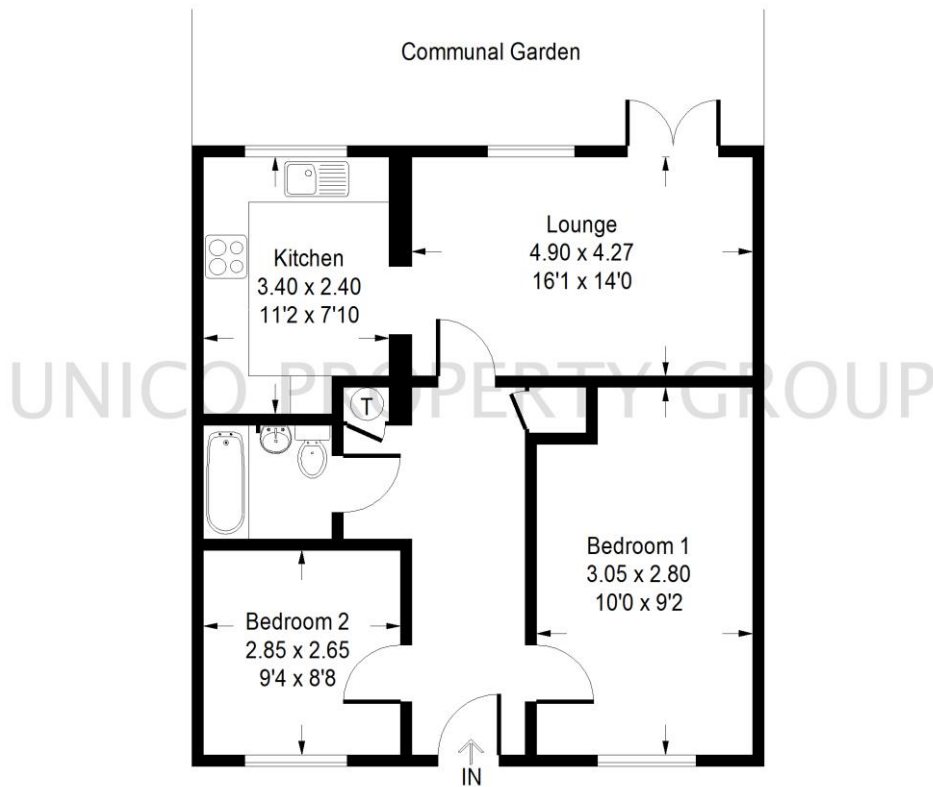
Tenure: Leasehold
Lease: 150-year leasehold from 1 January 2004.
Ground rent: £207.00 per annum approx
Service charge: £1872.00 per annum approx
Council tax: £1,196.85 per year (Band D)
Local authority: Tower Hamlets





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Approximate Gross Internal Area = 62 sq m / 667 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID274066)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		71	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		68	69
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	