



**Leven Wharf, Poplar, E14 0LN**

Price:  
£ 319,000

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Price: £ 319,000 1 bedroom house

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## OVERVIEW

**\*FIRE SALE - BELOW COST PRICE\*** Well positioned 6th floor West facing apartment, boasting (549 Sq.Ft) with a West / South West facing terrace area. Just north of the docklands and two kilometres east of the City, Leven Wharf is at the heart of a superbly positioned residential area.

Leven Wharf development will offer its residents ample living space with easy access to Canary Wharf. 0.5 hectare of waterfront development is part of the important Poplar Riverside development zone, whose development has been boosted by its proximity to the city's 2012 Olympic City Park. Leven Wharf comprises 96 one, two and three bedroom apartments plus commercial floorspace in a nine-storey Y shaped block which overlooks the river to the north and the park to the south

## KEY FEATURES

- Sixth Floor One Bedroom Apartment  
549 sqft Plus Terrace Area  
West Aspect  
10 Year BLP Warranty  
Great Investment Product  
Tenure: 999 year leasehold  
Est Service charge: £3 per sqft  
Est Ground rent: £300 per annum  
Completion due June 2018  
Not available on Help To Buy

TYPE A  
1 BEDROOM APARTMENTS:  
101, 201, 301, 401, 501, 601, 701  
1ST FLOOR  
2ND FLOOR  
3RD FLOOR  
4TH FLOOR  
5TH FLOOR  
6TH FLOOR  
7TH FLOOR



AREA: 51 sq m | 549 sq ft

Kitchen/Living/Dining Room	6.00 m x 4.70 m
Bedroom 1	3.85 m x 3.15 m
Bathroom	2.45 m x 2.00 m
Terrace	3.40 m x 1.50 m

