



Bow Sales, 634-636 Mile End Road, Bow, London E3 4PH

T 020 8981 2670 E bowsales@ludlowthompson.com W www.ludlowthompson.com

93 STAINSBY ROAD POPLAR



OIEO **£480,000 FOR SALE**

REF: 2660392

2 Bed, Purpose Built Apartment, Private Balcony & Communal Garden

Two double bedrooms - Private Balcony with views to Canary Wharf - Moments From Bartlett & Mile End Park - Gated Development - Secure Bike Storage - Minutes From Westferry DLR

A fantastic two bed and two bath 6th floor apartment with views overlooking Limehouse Cut Canal, this popular gated development benefits from a balcony, communal basement garage, separate storage room, secure bike storage and a 24 hour concierge. Accommodation comprises a contemporary bathroom, two generously sized double bedrooms, both with huge floor to ceiling windows allowing in plenty of light. The main bedroom has an ensuite and a large fitted wardrobe with plenty of floor space for any... **continued below**

Train/Tube - Devons Road, Westferry, West India Quay, Poplar

Local Authority/Council Tax - Tower Hamlets

Tenure - Leasehold

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Reception / Kitchen



front room



Kitchen / Reception (alt)



Kitchen



Master Bedroom



Master Bedroom (alt)



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Ensuite



Bedroom 2 (alt)



Bedroom 2



Bathroom



Balcony



Balcony Views



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Balcony Views



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ludlowthompson **Abbott's Wharf, E14** **GROSS INTERNAL AREA**
 CAPTURE DATE: 20/01/2022 LATEST SURVEY DATE: 13/06/2020 **67.46 sqm / 726.13 sqft**



— Sixth Floor

GROSS INTERNAL AREA (GIA) The total area of the property. 67.46 sqm / 726.13 sqft	NET INTERNAL AREA (NIA) Excludes walls and external features. Excludes balconies, unenclosed porches. 64.06 sqm / 689.34 sqft	NET INTERNAL AREA EXCLUDING BALCONIES 64.06 sqm / 689.34 sqft	FLOOR AREA 67.46 sqm / 726.13 sqft
		<p>Specified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and graphics are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room heights and widths are the maximum points of measurements captured in the scan.</p>	

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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A fantastic two bed and two bath 6th floor apartment with views overlooking Limehouse Cut Canal, this popular gated development benefits from a balcony, communal basement garage, separate storage room, secure bike storage and a 24 hour concierge.

Accommodation comprises a contemporary bathroom, two generously sized double bedrooms, both with huge floor to ceiling windows allowing in plenty of light. The main bedroom has an ensuite and a large fitted wardrobe with plenty of floor space for any additional storage needs, the current owner has even set up a work from home area in this spacious room. There is also two handy storage cupboards situated in the hallway.

The fantastic kitchen area is partly sectioned off with a meal/cooking preparation area and includes an integrated oven/hob and plenty of cupboard space. The wonderfully bright and airy reception leads out to a delightful private balcony, including a useful awning and boasts stunning waterside views over Limehouse Cut Canal and views of Canary Wharf.

Abbott's Wharf is enviably and just a short walk to Westferry DLR Station which provides a regular service in Canary Wharf and Bank. Perfectly located between many green open spaces including Bartlett Park and Mile End Park that flows into Victoria Park which hosts exciting festivals, events and entertainment.

Tenure Details

Tenure - Leasehold

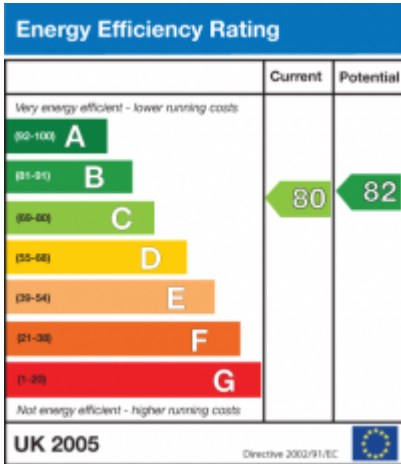
Lease Length - 982 years

Service Charges - £2932 per year

Ground Rent - £250 per year



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When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Bow Sales Office quoting 2660392

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.