



City / Docklands Sales, 3-5 Dock Street, London E1 8JN

T 020 7480 0170 E docksales@ludlowthompson.com W www.ludlowthompson.com

BLAIR STREET POPLAR



SOLD

REF: 2678826

1 Bed, Complex Apartment, Private Balcony

Immaculately presented - Wooden Flooring - Private Balcony - 10 minute walk to Blackwell Station - No Stamp Duty Payable to FTB's.

Offered to the market chain free is this fantastic modern one bedroom apartment superbly located in the heart of Poplar. Great transport links are offered out of numerous DLR stops & Canning Town Underground Station. Briefly comprising of, one large double bedroom with plenty of storage options, newly renovated tiled bathroom, generous living / dining space that leads out onto a private balcony & a separate kitchen. This really would be a perfect first step onto the property ladder for a yo... [continued below](#)

Train/Tube - Blackwall, East India, All Saints, Poplar

Local Authority/Council Tax - Tower Hamlets

Tenure - Leasehold

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Bedroom 1



Balcony



Reception



Reception



Kitchen



Bedroom 1



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Bathroom



External



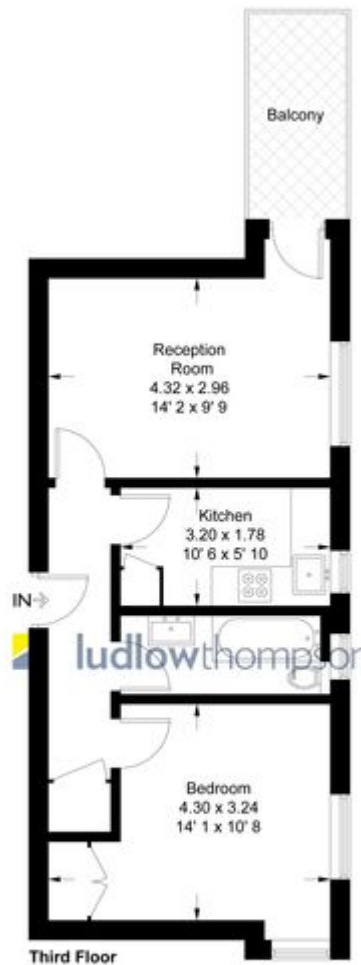
External



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Wharf View Court

Approximate Gross Internal Area = 466 sq ft / 43.3 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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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Briefly comprising of, one large double bedroom with plenty of storage options, newly renovated tiled bathroom, generous living / dining space that leads out onto a private balcony & a separate kitchen.

This really would be a perfect first step onto the property ladder for a young couple or a great BTL investment due to the impressive rental yield.

Sure to be a popular one, please do call a member of our sales team to book your viewing.

Tenure Details

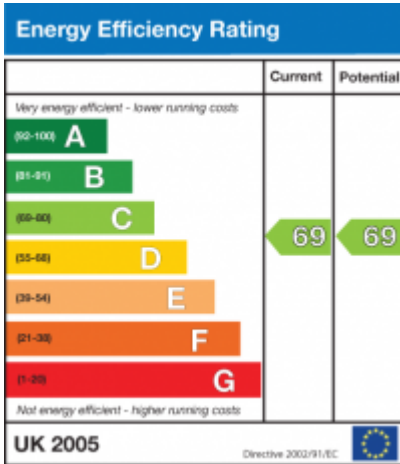
Tenure - Leasehold

Lease Length - 79 years

Service Charges - £170 per month



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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 City / Docklands Sales Office quoting 2678826

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.