



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

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

## STONEYARD LANE POPLAR



OIEO **£375,000** FOR SALE

REF: 2826326

### **2 Bed, Purpose Built Apartment, Private Balcony, 1 Secured Parking Space**

Secured Parking - Private Balcony - 10 Minute Walk to Canary Wharf - Private Gated Development - Two Double Bedrooms - Close Proximity to DLR and Jubilee Line

A well presented apartment situated on the top floor in this small private gated development on the doorstep of Canary Wharf. Quietly tucked away within this leafy development, the property comes with a Share of Freehold and features two double bedrooms, a family bathroom, separate kitchen and a spacious reception room with access to a private balcony as well as a secure gated parking space. The property is located within close proximity to Poplar DLR station and is only a 10 minute walk from... [continued below](#)

**Train/Tube** - West India Quay, Poplar, All Saints, Canary Wharf

**Local Authority/Council Tax** - Tower Hamlets

**Tenure** - Share of Freehold

**ludlow**thompson



# STONEYARD LANE POPLAR



Kitchen



First bedroom



Second bedroom



Bedroom 2



Bathroom



Bathroom



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View from the balcony



Balcony



Hallway



Exterior



Exterior



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## Stoneyard Lane, E14

Approx. Gross Internal Area = 49.0sqm / 527.4sqft



Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison  
VUE

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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## Tenure Details

Tenure - Share of Freehold

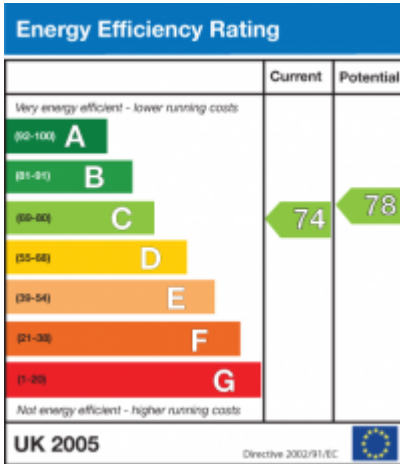
Lease Expires - 99 years

Service Charges - £1862 per year

Ground Rent - £480 per year



# STONEYARD LANE POPLAR

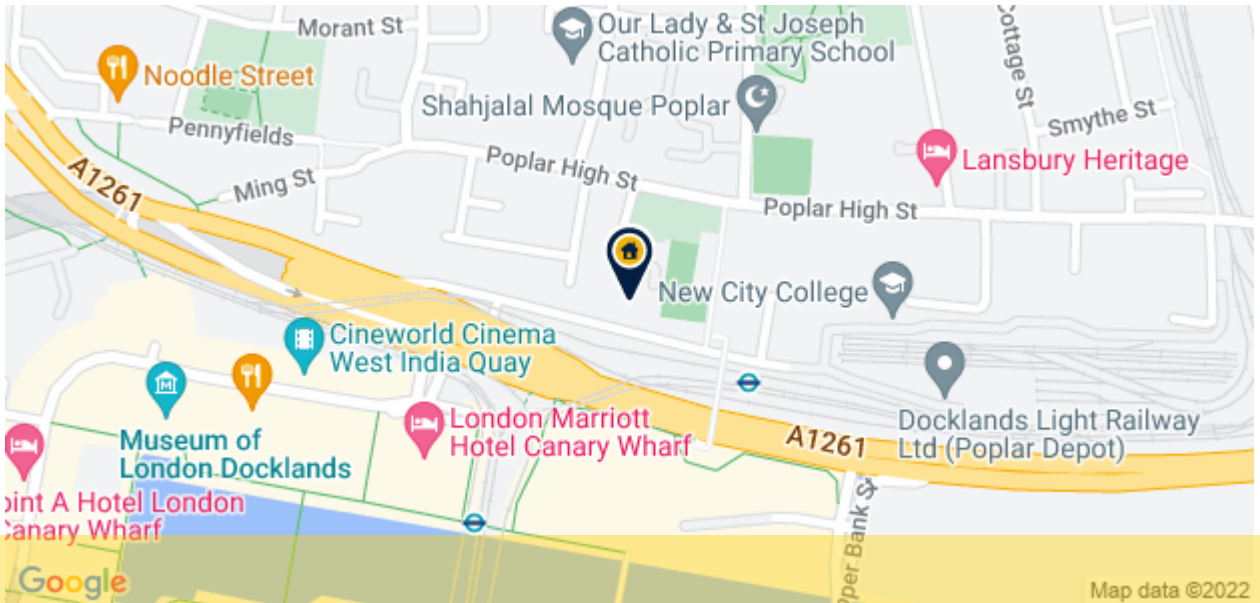




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CALL 020 7480 0170

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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 2826326

## 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.