



# Arniston Way, Poplar, E14

Asking Price: £450,000

Benham  
& Reeves

# Arniston Way, Poplar, E14

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Within an exceptional new apartment building in close proximity to Canary wharf. This stunning one bedroom, 6th floor apartment is presented in beautiful condition offering open plan living and stunning views.

The apartment comprises an open plan reception room with access to the private winter garden, wooden floors and a modern fully equipped kitchen. There is a well proportioned double bedroom with a built in wardrobe, a contemporary bathroom and additional storage cupboard housing the utilities to the hallway.

Located adjacent to Blackwall DLR station, Blackwall Reach is perfectly placed for travel to the Docklands, the City and the West End. With Cross rail at nearby Canary Wharf, and just minutes from Blackwall Reach will enable quick and easy access to Central London and beyond.





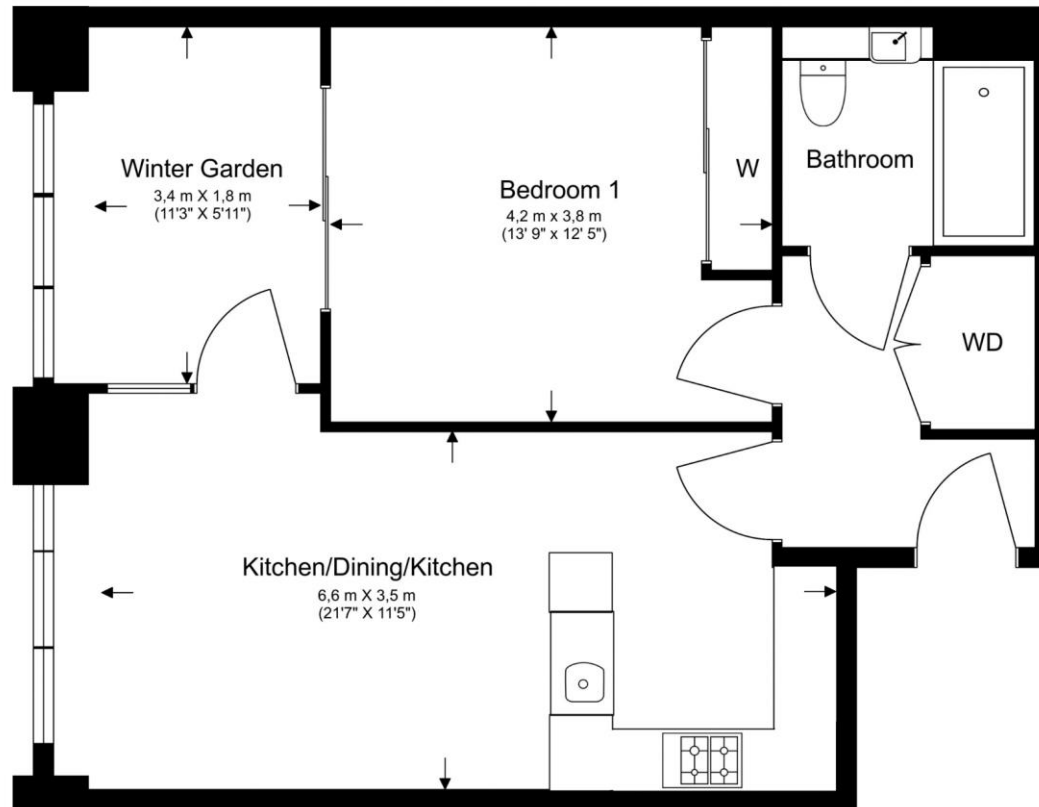
## Property Features:

- One bedroom
- One bathroom
- 589 square feet
- 6th floor
- Open plan living area
- Winter garden
- Residents lounge
- 0.1 mile from Blackwall DLR



## 6th Floor

Total Gross Internal Area  
54.7 Sq/m - 589 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>90</b>	<b>90</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£450,000
Tenure:	Leasehold Expires 28/03/2267 Approximately 243 Years Remaining
Ground Rent:	£300 (per annum) reviewed every 25 years.
Service Charge:	£2,223 approx. annually to March 2024
Anticipated Rent:	£2,000 pcm Approx. 5% Yield

## Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CWH230108

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W: [www.benhams.com](http://www.benhams.com)

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