



Seven Sea Gardens, Poplar, E3

Asking Price: £325,000

 Benham
& Reeves

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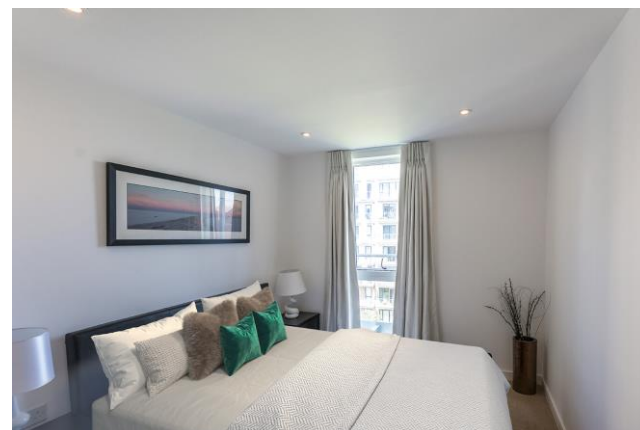
 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Guide Price at £325,000 - £340,000

One bedroom apartment in the ever popular Caspian Wharf development.

This bright, modern and spacious apartment spanning 512 sqft is set on the 4th floor and is offered in immaculate condition throughout. With 1 double bedroom, a modern family bathroom and a very large and spacious open-plan living room with floor to ceiling windows leading out to a balcony, the property offers stunning views of the beautifully kept communal gardens.

Residents can enjoy the benefits of a 24 hour concierge and secure access. There are many local restaurants, bars and amenities in very close proximity. Devons Road DLR and Bromley-by-Bow underground are very close, offering easy access the Stratford, Canary Wharf and the City.





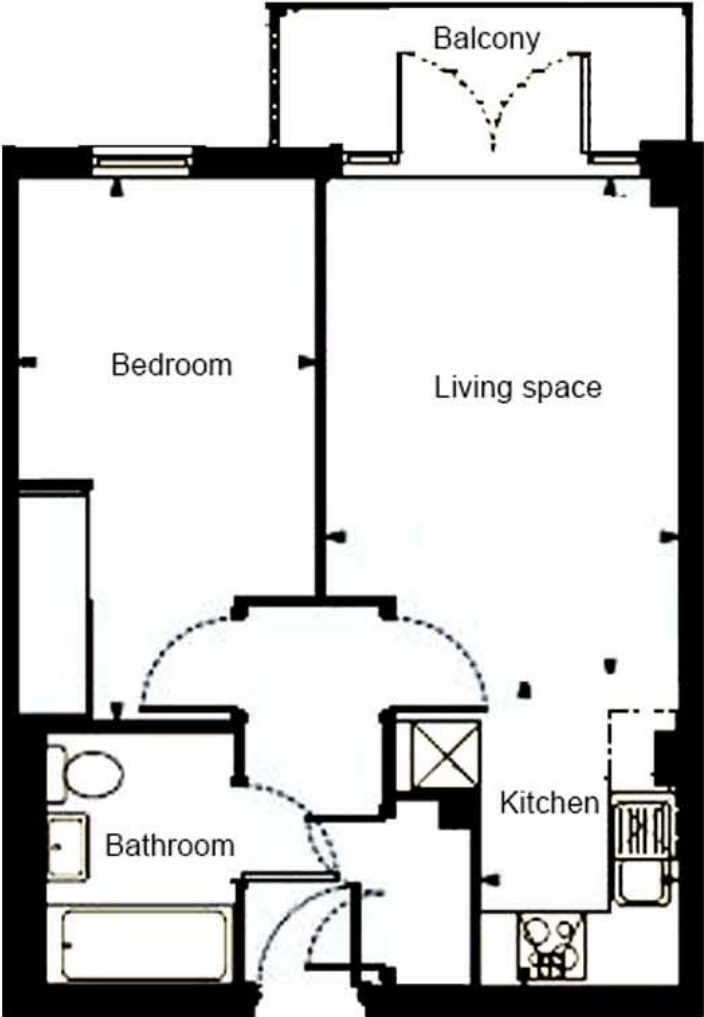
Property Features:

- One Bedroom
- One Bathroom
- 4th Floor
- 512 Square Feet (Approx.)
- Balcony
- Concierge and Secure Gated Entry
- Open Plan
- Views of Communal Garden
- Easy Access to Stratford, Canary Wharf and The City
- Devons Road DLR and Bromley-By-Bow Stations (Zone 2)



Total Gross Internal Area

47.5 Sq/m - 512 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	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:	£325,000
Tenure:	Leasehold Expires 04/05/3008 Approximately 984 Years Remaining
Ground Rent:	£300.00 (per annum) Review period: 25 years
Service Charge:	£2,329.00 approx. (per annum) to 31.03.2024
Anticipated Rent:	£1,700.00 pcm Approx. 6.0% Yield

Viewings:

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

Our reference: BEA220365

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