



# Aberfeldy Square, Poplar, E14

Asking Price: £580,000

 Benham  
& Reeves



# Aberfeldy Square, Poplar, E14

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

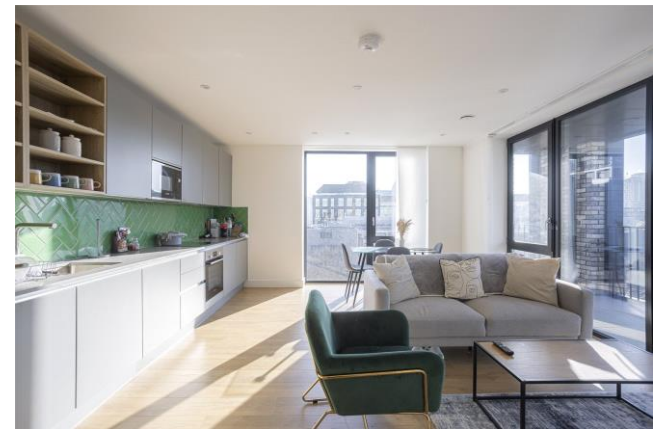
The apartment boasts views over the tranquil landscaped gardens and spans 800 sq ft of accommodation and comprises a stylish open-plan kitchen/living area, two double bedrooms with built-in wardrobe space and an urban style bathroom.

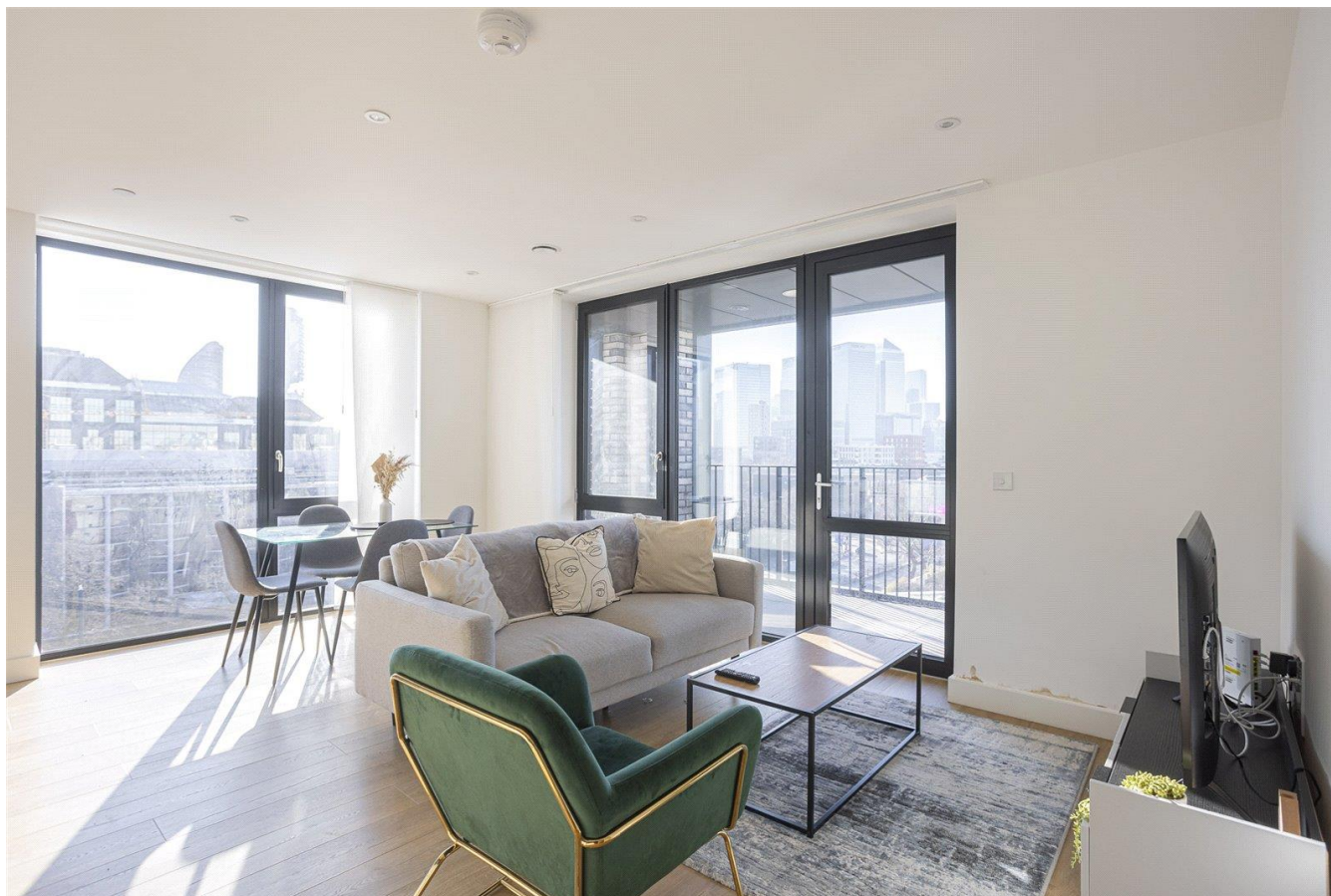
The open-plan living room includes floor to ceiling windows which allows lots of light into the property. The living room leads to the balcony with Canary Wharf views in the distance.

Oxbow is inspired by the original warehouses based in East India Dock and boasts a brick finish with oversized windows whilst still maintaining a modern feel.

Tellicherry Court also has great amenities with a residents' gym and lounge with the Oxbow development within the building there is also 24-hour concierge making the development more secure and giving residents more comfort for day to day needs.

Located at Aberfeldy Square just 0.9 miles from East India Dock DLR station allowing quick and easy access into the City. In addition, Canning Town is 0.8 miles away allowing underground access throughout the City and Greater London.



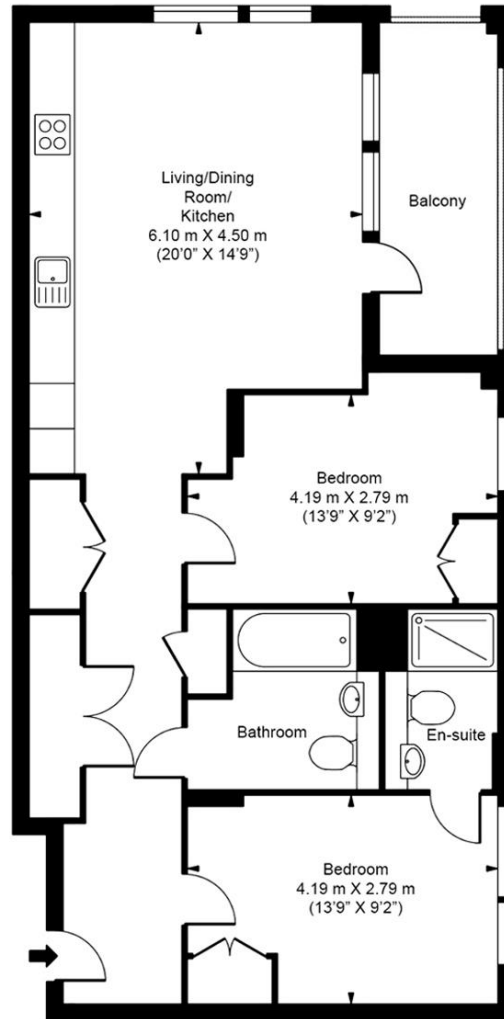


## Property Features:

- Two bedrooms
- Private balcony
- Courtyard & Canary Wharf views
- Residents' Gym and Lounge
- 7th floor
- 24-hour concierge



**7th Floor**  
**Total Gross Internal Area**  
 74.42 Sq/m - 801 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+) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</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>		
<i>Not energy efficient - higher running costs</i>		
<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:	£580,000
Tenure:	Leasehold Expires 02/03/2167 Approximately 143 Years Remaining
Ground Rent:	£350.00 (per annum) 2023
Service Charge:	£2,890.00 approx. (per annum) 2023

## Viewings:

All viewings are by appointment only through our China Office.

Our reference: CHN230019

T: +86 21 6039 8515

E: [china@benhams.cn](mailto:china@benhams.cn)

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

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead  
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms  
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan  
Singapore | South Africa | Turkey

