



# Williamsburg Plaza, Poplar, E14

Asking Price: £680,000



# Williamsburg Plaza, Poplar, E14

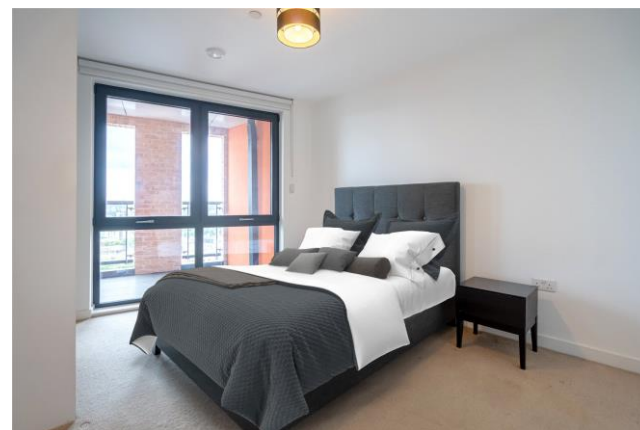
 3 Bedroom (s)  2 Bathroom (s)  Leasehold

The property offers approximately 1104 square ft of space with floor to ceiling windows, powered by robotic blinds, a private balcony, underfloor heating and Urban Myth designed fittings and integrated Smeg appliances, full fibre Broadband and current 10 year NHBC Warranty.

The apartment oozes luxury throughout as it has been maintained to the highest standard and offers excellent natural light from all aspects because of the multiple windows. The open-plan kitchen/reception room incorporates a sleek high-specification kitchen with integrated appliances. The three double bedrooms are well proportioned, with the master benefiting from a built-in wardrobe and a modern shower en-suite. There is a beautiful high-specification separate family bathroom benefits from the same.

Roosevelt Tower benefits from a fully fitted air-conditioned gym and studio, a sumptuous entrance lobby, cycle storage and a stunning communal rooftop terrace offering 360-degree views of Canary Wharf, The Shard, 02 and the river Thames.

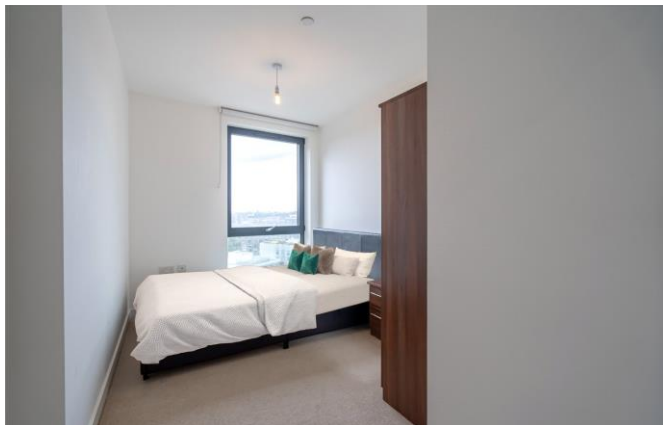
Manhattan Plaza is superbly positioned for everything the city has to offer. Blackwall DLR is within a few hundred yards, whilst those wishing to access the Jubilee and Elizabeth line at Canary Wharf can do so within an approximately ten-minute walk. Local amenities and coffee shops are within easy reach, while the malls of Canary Wharf are within 500 meters.

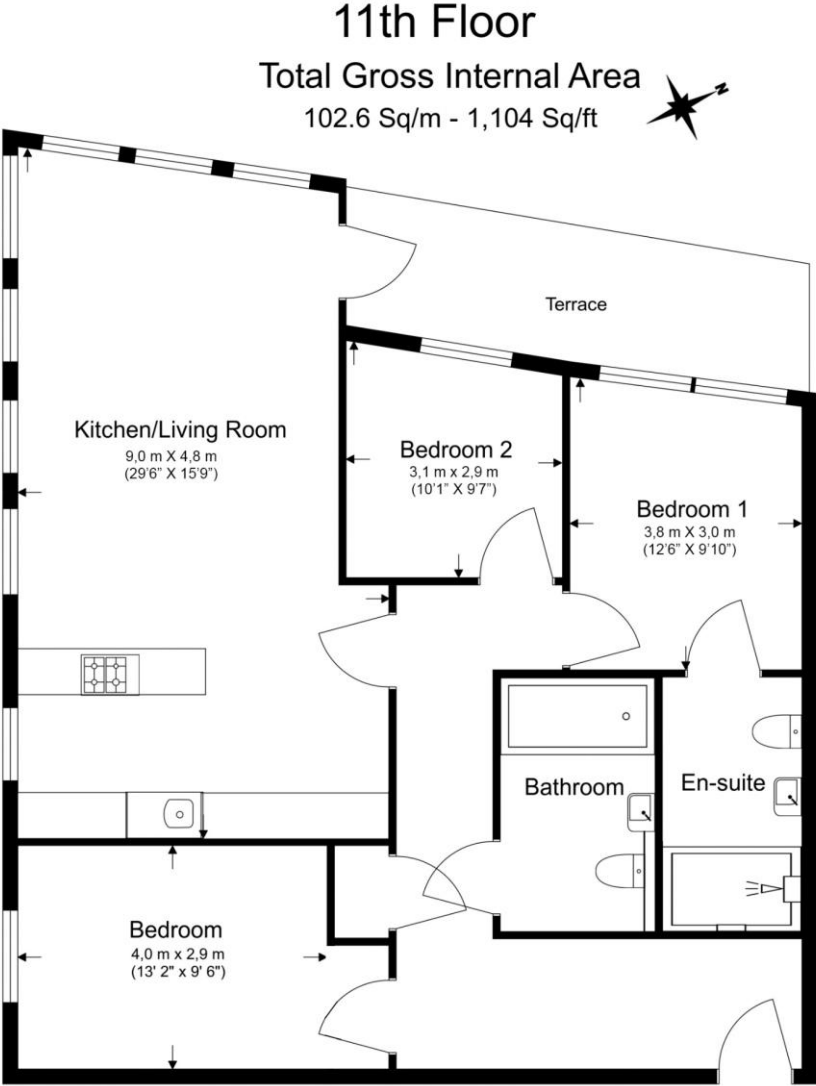




## Property Features:

- 3 bedrooms
- 2 bathrooms
- Underfloor heating
- Luxury Residents Gym
- 24 hour concierge
- 11th floor
- Rooftop terrace





| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92+) <b>A</b>                                     |                         |           |
| (81-91) <b>B</b>                                   | <b>85</b>               | <b>85</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 |           |

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.

## Terms & Conditions:

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

|                 |  |
|-----------------|--|
| Asking Price:   | £680,000   |
| Tenure:         | Leasehold<br>Expires 01/01/3016<br>Approximately 992 Years Remaining |
| Ground Rent:    | £700 (per annum)<br>2023   |
| Service Charge: | £2,426 approx. (per annum)<br>2023                                   |

## Viewings:

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

Our reference: CWH230281

T: 020 8036 3200

E: [canarywharf.sales@benhams.com](mailto:canarywharf.sales@benhams.com)

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

