



Williamsburg Plaza, Poplar, E14

Asking Price: £625,000



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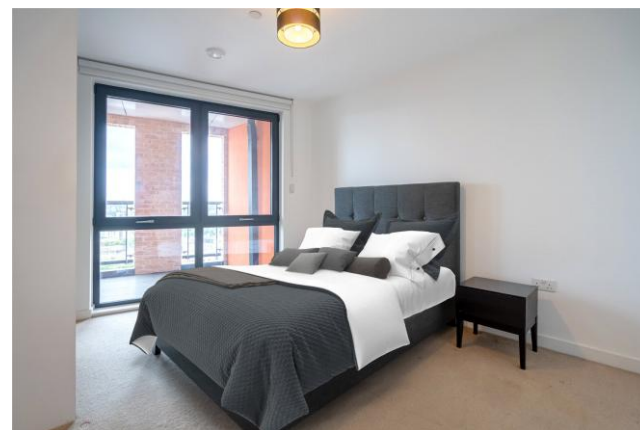
 3 Bedroom (s)  2 Bathroom (s)  Leasehold

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.

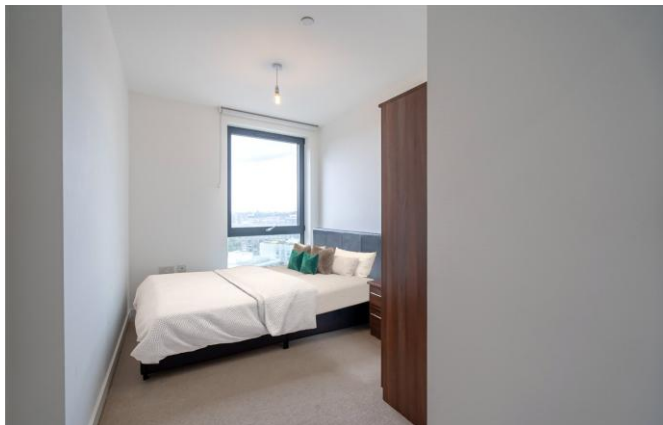
Manhattan Plaza is superbly positioned for everything the city has to offer. Blackwall DLR is within a few hundred yards, whilst those wishing to access the Jubilee and Elizabeth line at Canary Wharf can do so within an approximately ten-minute walk. Local amenities and coffee shops are within easy reach,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

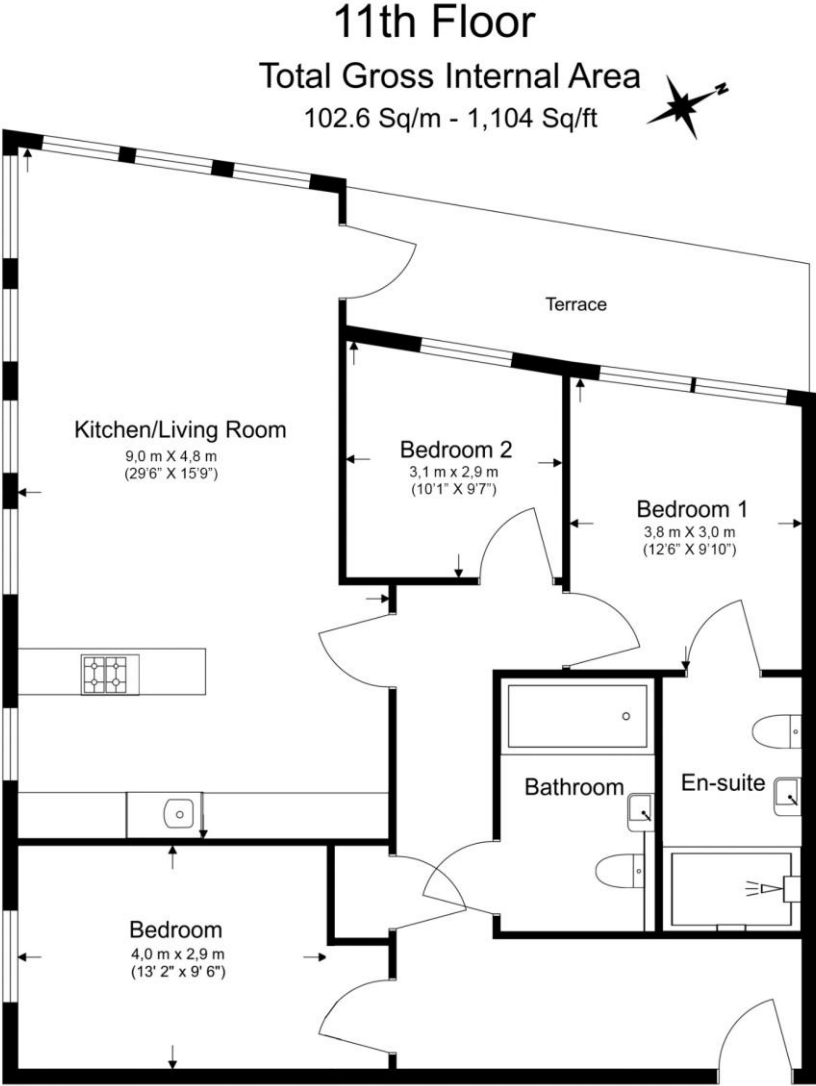




Property Features:

- 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+) A | | |
| (81-91) B | 85 | 85 |
| (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 | |

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: | £625,000 |
| Tenure: | Leasehold Expires 01/01/3016 Approximately 992 Years Remaining |
| Ground Rent: | £700 (per annum) 2023 |
| Service Charge: | £2,426 approx. (per annum) 2023 |

Viewings:

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

Our reference: CWH230281

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Singapore | South Africa | Turkey

