Epstein Square, London, E14

BUTLER & STAG

Guide Price - £400,000 to £450,000
Forming part of this established residential quarter of East London, comprising an eclectic mix of modern apartments, dynamic courtyards/roof top gardens allowing for intimate and diverse social areas to live, work and play is this 672 Sq/ft, 2 bedroom, one bathroom apartment. The development hosts a wealth of facilities, including resident only gymnasium and 24 hr concierge.

Leasehold

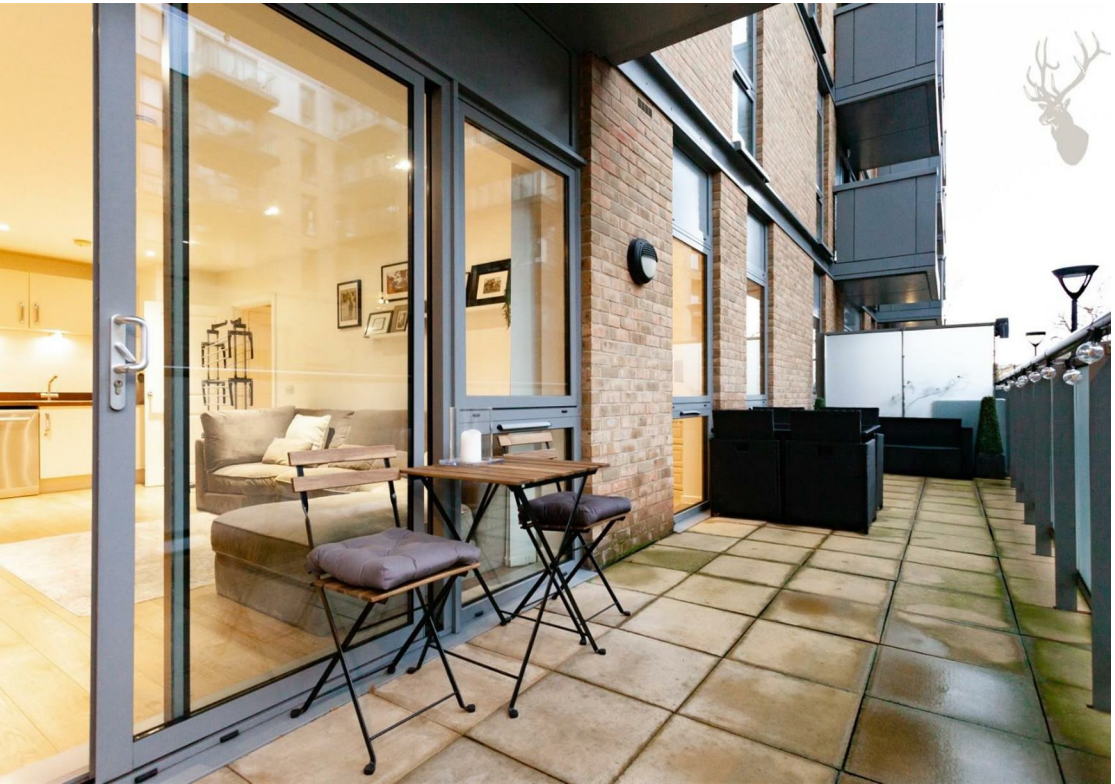
- Established Residential Quarter
- Resident Only Gymnasium
- 672 Sq/ft Internal Living Space
- Two Bedrooms
- Dynamic Court Yard/Roof Top Gardens
- 24hr Concierge
- Large Private Outside Space
- EWS1 Compliant

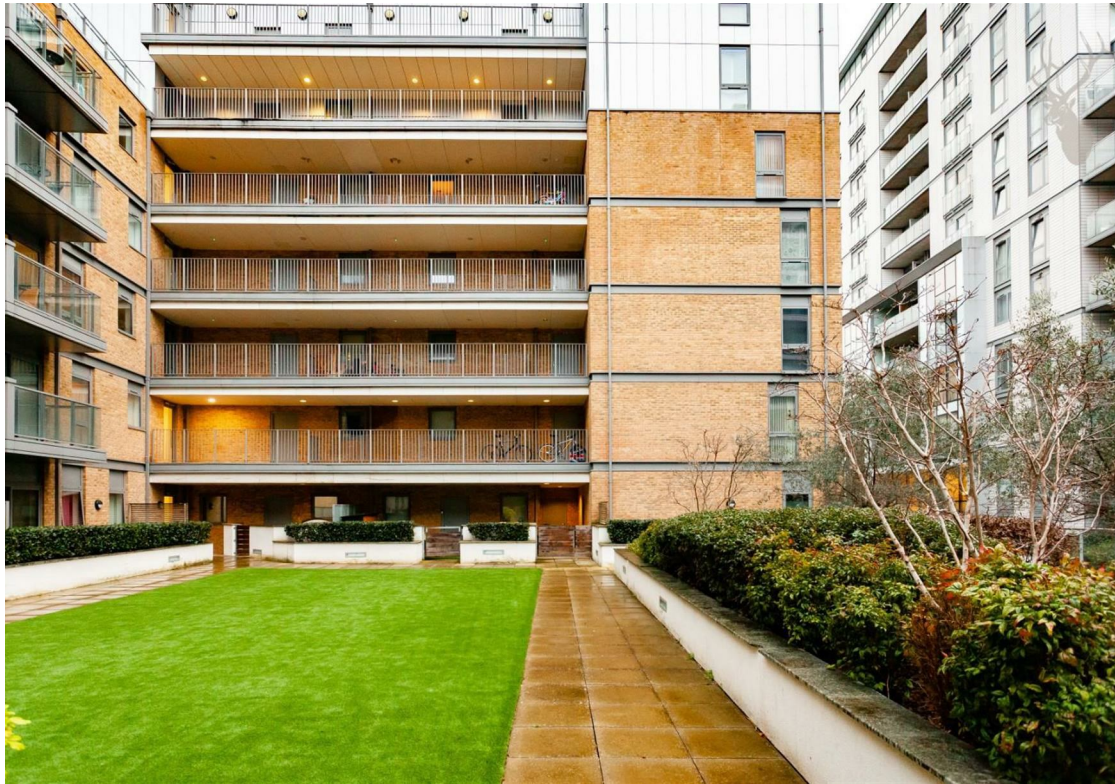
Building on the area's legacy, this bold vision of a complex fuses landscaped grounds with forward-thinking design. The creation of a sustainable and supportive environment for all that live, and work here is front of mind and this vision has been conceptualised in partnership with Felix Point. You'll have everything you need to live, work and play with an exclusive gym with state-of the-art-equipment, a concierge and a number of underground parking spaces (available by separate negotiation).

This apartment offers refined living in a contemporary and stylish environment where comfort and functionality are in the perfect balance. Featuring a flowing open plan living area, including a stylish, fully fitted designer kitchen with soft cream tone units coupled with dark granite stone effect worktops with upstands, and integrated appliances. This great modern apartment features private outside space, creating a fantastic outdoor extension to the main living area. Completing the property are 2 double-bedrooms, bathroom with ceramic floor tiling with contemporary design wall tiling, and utility room / ample storage space throughout.

While Canary Wharf needs little introduction as a dynamic centre of global commerce, it is also fast becoming a rival to the West End for retail excellence. With four malls and over 200 shops, boutiques and brand name fashionable flagships, Canary Wharf offers retail therapy at every level. Factor in the additional 100,000 Sq/Ft of retail space recently created within the six storey Crossrail hub on West India Quay and shopping has taken on a new dimension for residents at Epstein Square .

With such a cultural and cosmopolitan showcase so very near. The significance of owning a luxury apartment at Epstein Square becomes even more attractive. Endless nautical and recreational pursuits, and over 20 acres of landscaped open





Felix Point, Epstein Square, E14

Approx. Gross Internal Area 672 Sq Ft - 62.43 Sq M
Approx. Gross Balcony Area 213 Sq Ft - 19.79 Sq M

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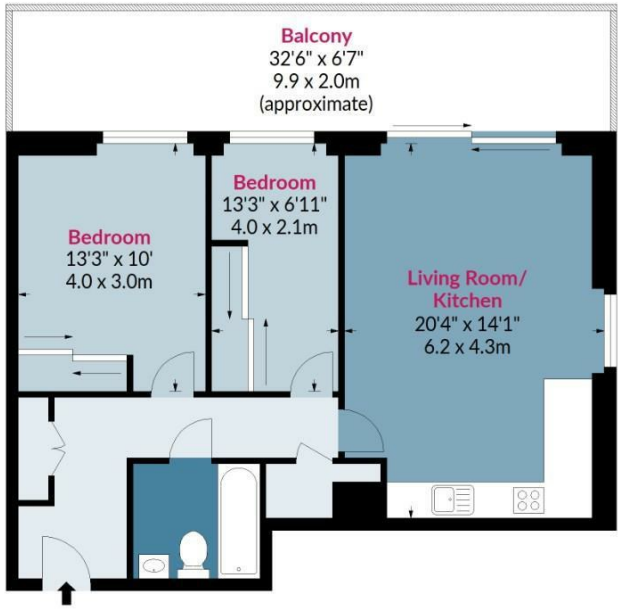

Ground Floor

Floor Area 672 Sq Ft - 62.43 Sq M

RICS Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 16/1/2022

lpaplus.com

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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