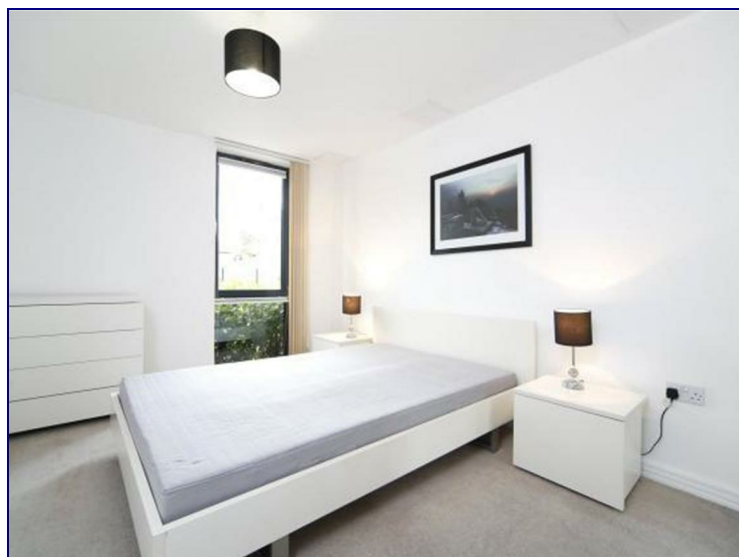


2 Annabel Close, London, E14 6DP



£1,750

A one bedroom apartment on the ground floor of Shepherd Court; a purpose-built development located near to Canary Wharf, E14. This designer furnished apartment includes an open plan living space with dual-aspect views, fitted kitchen with integrated appliances, fitted bedroom storage, wood flooring, modern bathroom suite and a private balcony.

There are amenities located nearby including restaurants, shops, bars and the idyllic Poplar Recreation Ground. The development is located near to Langdon Park and All Saints DLR stations, ideal for commutes towards Canary Wharf and the City. Nearby Canary Wharf provides providing access to transport links and a great selection of amenities including the Canary Wharf Shopping Centre.

Kings Group - Hackney are delighted to offer For Sale on a CHAIN FREE basis, this ONE BEDROOM APARTMENT on Annabel Close, E14. Located in Poplar, this ground floor apartment is comprised of open plan lounge and kitchen, large double bedroom and large bathroom. The property also benefits from a small terrace with views of Canary Wharf. The property has 243 years remaining on the lease and will make an excellent first time or investment purchase. There is ease of access to the A13 providing road links to Central London, as well as links to the A11, A12, A406 and M25. Canary Wharf Underground Stations (Jubilee & Elizabeth Lines) are within walking distance as are a number of local shops and amenities including Cineworld, Poplar Baths and numerous restaurants and brasseries within Canary Wharf. To arrange a viewing, please do not hesitate to get in touch.

Leasehold Information:

Lease term: 255 years (31/01/2011 - 31/01/2266)

Years Remaning: 243

G/Rent: £250/annum

S/Charge (Inc. Buildings Ins):
£1418/annum

Council Tax: Band C

Entrance Hallway

Front door to:-

Lounge / Kitchen (Open Plan)

24'0" x 11'1" (7.34m x 3.40m)

Lounge:- Double glazed window to rear and French doors leading to balcony, single radiator, TV point, power points, laminated wood style flooring.

Kitchen:- Range of base and wall units with roll top work surfaces, stainless steel sink and drainer unit, gas hob/ electric oven, chimney style hood extractor, space for fridge/freezer, power points, tiled flooring.

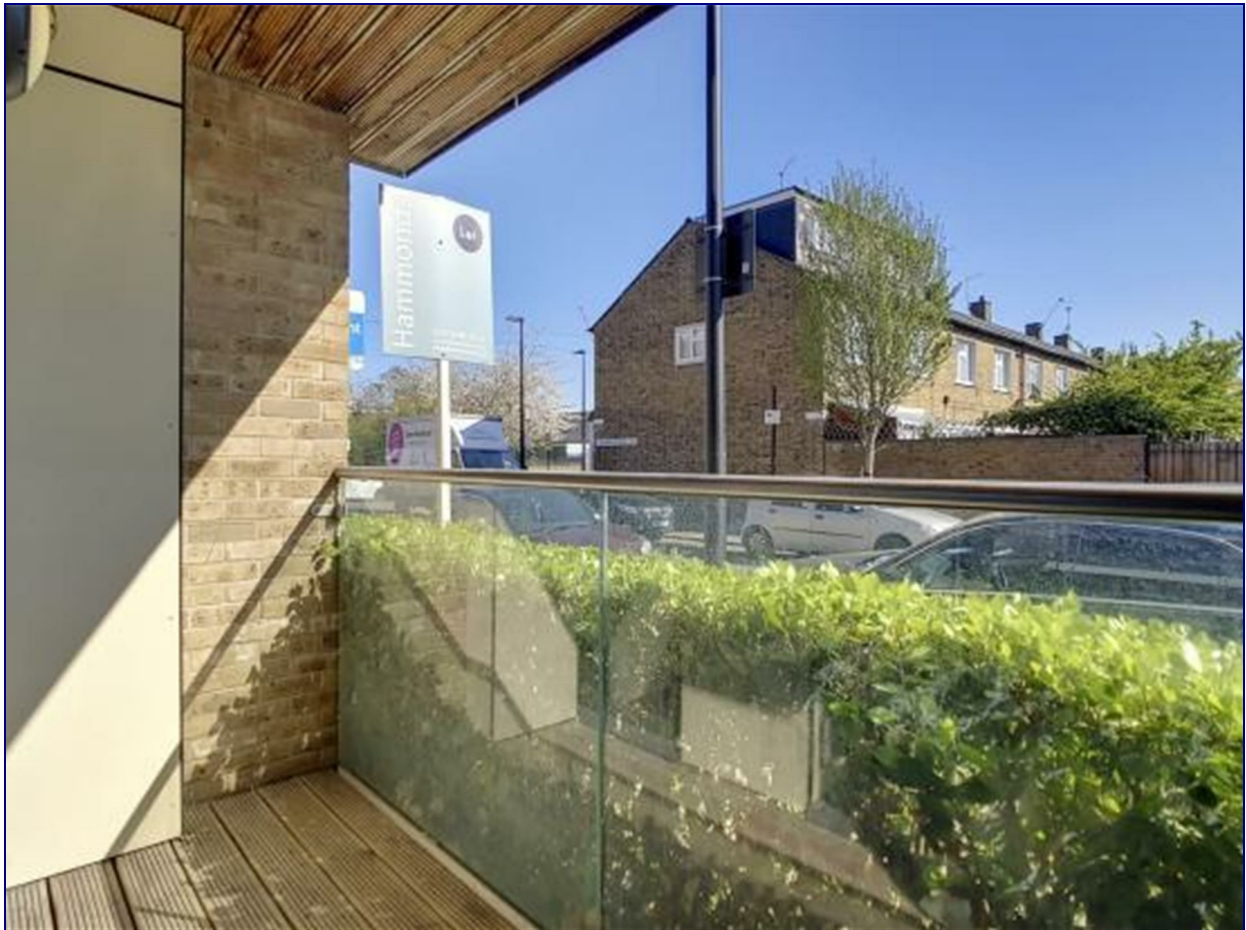
Bedroom One

14'6" x 9'4" (4.42m x 2.86m)

Double glazed window to rear, single radiator, built-in wardrobe, power points, carpeted flooring.

Bathroom

Part tiled walls, panel enclosed bath with thermostatically controlled shower over, pedestal wash basin, low level W.C, tiled flooring.



GROUND FLOOR
61.0 sq.m. (657 sq.ft.) approx.



TOTAL FLOOR AREA : 61.0 sq.m. (657 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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