

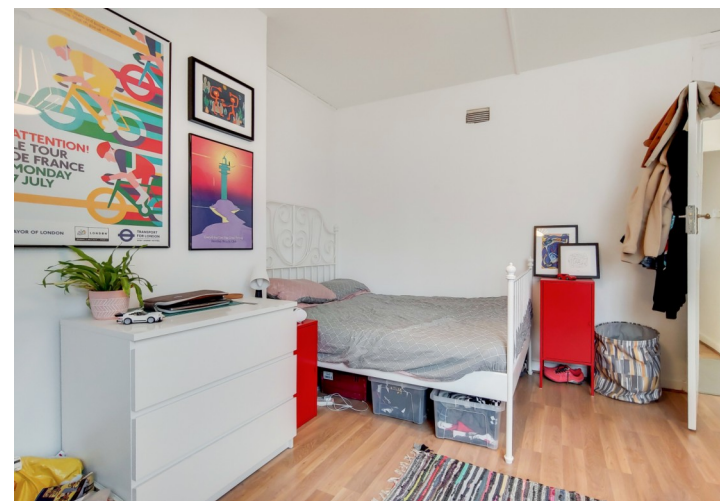


ESTATEOLOGY

East India Buildings, Saltwell Street, Poplar, London E14

Guide Price: £375,000 - £425,000 L/H

3 1





Key features

This three-bedroom flat offers bright interiors and spacious living all on the ground floor. Providing easy access to Canary Wharf and the City with excellent transport links with a choice of three DLR's. Chrisp Street Market is just a short walking distance away. Call Now to book your exclusive viewing slot.

- 3 Double Bedrooms
- Spacious Lounge
- Gas Central Heating
- Bright Interiors
- Fitted Kitchen
- EPC Band C
- Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Estateology.

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East India Buildings, E14

CAPTURE DATE 04/06/2021 LASER SCAN POINTS 1,605,324

GROSS INTERNAL AREA
70.57 sqm / 759.61 sqft

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— Ground Floor

<p>GROSS INTERNAL AREA (GIA) The footprint of the property 70.57 sqm / 759.61 sqft</p>	<p>NET INTERNAL AREA (NIA) Excludes walls and external features Includes washrooms, restricted head height 64.83 sqm / 697.82 sqft</p>	<p>EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft</p>	<p>RESTRICTED HEAD HEIGHT Limited use area under 1.5 m 0.00 sqm / 0.00 sqft</p>
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Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 71.94 sqm / 774.36 sqft
IPMS 3C RESIDENTIAL 66.88 sqm / 719.89 sqft

SPEC ID: 60b6539ca897b80d93137459