



LUCIENNE COURT, POPLAR, E14

£2,500 PCM

LET

Two Double Bedrooms | Extra Study Room | Large Private Terrace | Additional Balcony | Open Plan Reception | Over 1000 SQFT Internal Living Space | Seventh Floor | Furnished | 24 Hour Concierge | Residents Gym | Close to Westferry DLR Station

- Two Double Bedrooms
- Additional study room
- Furnished
- Seventh floor
- Two bathrooms
- One terrace, one balcony

Guide Price: £2500 - £2600 per calendar month.

A fantastic two double bedroom, seventh floor apartment within the popular New Festival Quarter development.

The property comprises entrance hall with storage cupboard, spacious open plan reception room with modern fully fitted kitchen and floor to ceiling doors leading to a private balcony, master bedroom with built-in wardrobes, en-suite shower room and access to a private terrace, second double bedroom, additional study room and main family bathroom.

Amenities within the development include a 24-hour concierge service, communal gardens, and a resident's gym.

Parking can be available by separate request.

New Festival Quarter is ideally located being within walking distance from Canary Wharf and transport links include Westferry DLR station and Langdon Park DLR station which are both within a short walk. There are also local bus routes which offers easy access into the City.

Holding Deposit: £576.92



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Lucienne Court

Approximate Gross Internal Area
Total = 93.6 sq m / 1007.5 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B		81	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.