

## KERENSKY HOUSE, POPLAR, E14

**SSTC**

**GUIDE PRICE £525,000** Leasehold

EWS1 compliant! Alter & Cope is proud to offer this fantastic, three bedroom, raised ground floor apartment within the popular New Festival Quarter development. Offering approximately 945 sqft of internal living space, this property has been well maintained throughout.

- Three bedrooms
- Raised ground floor
- Allocated Parking
- Large private balcony/terrace
- 24 hour concierge
- Gym
- No Onward Chain

GUIDE PRICE: £525,000 - £550,000

EWS1 compliant! Alter & Cope is proud to offer this fantastic, three bedroom, raised ground floor apartment within the popular New Festival Quarter development. Offering approximately 945 sqft of internal living space, this property has been well maintained throughout, has ample storage, and also includes an allocated parking space.

The property comprises large entrance hall with storage cupboard, spacious open plan reception room with modern fully fitted kitchen and double doors leading to a private terrace which is overlooking the communal gardens, master bedroom with built-in wardrobes and en-suite shower room, second bedroom which provides direct access to the terrace, third bedroom (currently used as an office) and main family bathroom.

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

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.

Tenure: Leasehold (239 years)

Ground Rent: £441.34 per year

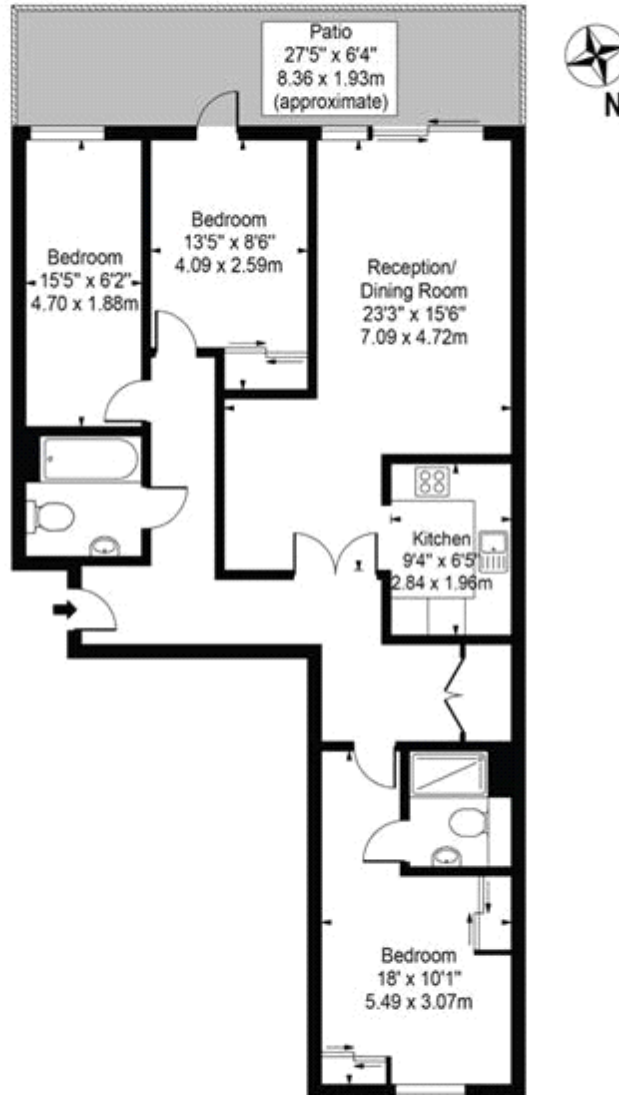
Service Charge: £3,762.39 per year



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**GUIDE PRICE £525,000** Leasehold

# Kerensky House, Upper North Street, E14 6GU

Approx. Gross Internal Area 945 Sq Ft - 87.79 Sq M



**Upper Ground Floor**

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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 purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.