

FELIX POINT, POPLAR, E14

£2,700 PCM

LET

A fantastic three bedroom, raised ground floor apartment within the popular New Festival Quarter development. The property is offered on a furnished basis and includes a full width, private balcony.

- Three bedrooms
- Two bathrooms
- Large terrace
- Raised ground floor
- Furnished

A fantastic three bedroom, raised ground floor apartment within the popular New Festival Quarter development.

The property comprises large entrance hall with storage cupboards, spacious open plan reception room with modern fully fitted kitchen and floor to ceiling doors leading to a private terrace, master bedroom with built-in wardrobes and en-suite shower room, two further bedrooms and main family bathroom.

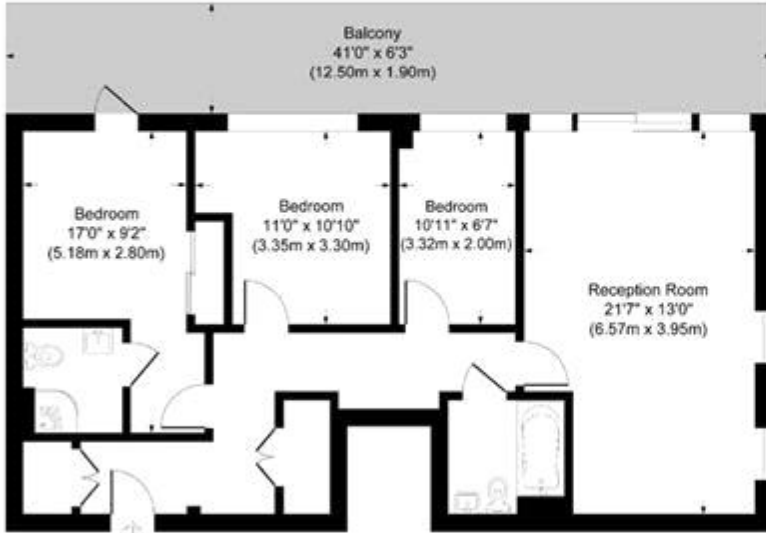
Amenities within the development include a 24-hour concierge service, communal gardens, and a resident's gym.

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.

Holding Deposit: £623.07



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Ground Floor



Felix Point Epstein Square

Approximate Gross Internal Area
Total = 78.8 sq m / 848 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.



| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | 79 | 80 |
| (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.