



FUSION BUILDING E14
2 bedroom apartment

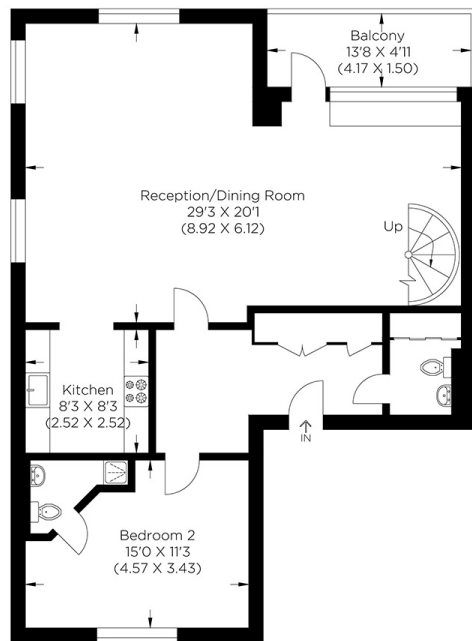
£625,000
SOLD



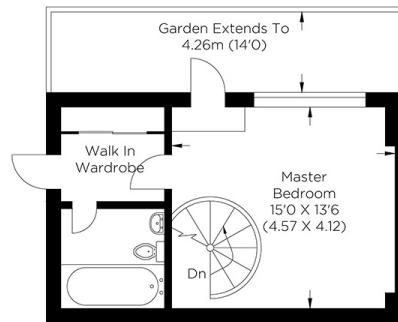
FUSION BUILDING E14

EWS1 RATING B1. We introduce a fantastic opportunity to own a stunning penthouse in the Fusion Building on East India Dock Road, Poplar, E14. This spacious two-floor apartment has superb views across Canary Wharf. It boasts a private terrace and a private balcony offering truly amazing views of the iconic London skyline. With accommodation spanning over 900 square feet, the property comprises two generous double bedrooms, a chic bathroom, a galley kitchen, a spacious reception, a south-west-facing balcony and a wealth of natural light with dual-aspect views. The main bedroom has a walk-in wardrobe, an en-suite bathroom, and a southwest-facing private terrace. Surrounded by a selection of local amenities, the Fusion Building is well placed for the use of Canary Wharf while also being within easy reach of the City, the River Thames, and All Saints DLR.

Borough: Tower Hamlets* Council Tax: E* EPC: C Lease Term: 107 years* Service Charge: £5,000* Ground Rent: £300*
Nearest Station: All Saints (0.03 miles) Material Information: www.alexneil.com/material-information



Thirteenth Floor



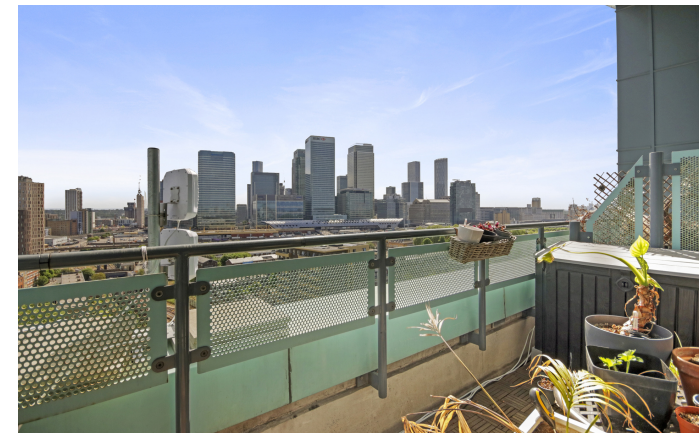
Fourteenth Floor

Approximate gross internal area
112.45 sq m / 1210.40 sq ft

Canary Wharf & Docklands Office
2 Westferry Road, Canary Wharf, London E14 8JT

t: 020 7537 9859 e: canarywharf@alexneil.com

Disclaimer: Property descriptions are subjective and used in good faith as an opinion rather than statements of fact. The owner provided information relating to title, tenure, service charges and ground rent information. Therefore, please make specific enquiries to ensure that our descriptions match your expectations of the property. Floor plan measurements are approximate and for illustrative purposes only. Furthermore, we have not tested any services, systems or appliances at this property. And we strongly recommend that you verify all the provided information on inspection and that your surveyor and conveyancer further confirm details. Also, market conditions and property values regularly fluctuate. And showcased sold properties demonstrate our previous successes rather than indicate live property values. *As advised by the owner. **Property sold subject to contract.



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2024 signifies our **40th Anniversary**, and we are immensely proud to have reached this impressive longevity milestone. In celebration, we launched an **exceptional promotion** for sellers, affording them increased marketing exposure for free!

40 years of expertise: With four decades of experience, we bring a wealth of knowledge and expertise. Our durability is a testament to the trust satisfied clients place in us. We understand the nuances of the diverse neighbourhoods we cover. Our local expertise allows us to provide tailored solutions, whether you're buying or selling, allowing you to move with confidence.



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