



FUSION BUILDING E14  
**2 bedroom apartment**

**£325,000**  
SOLD

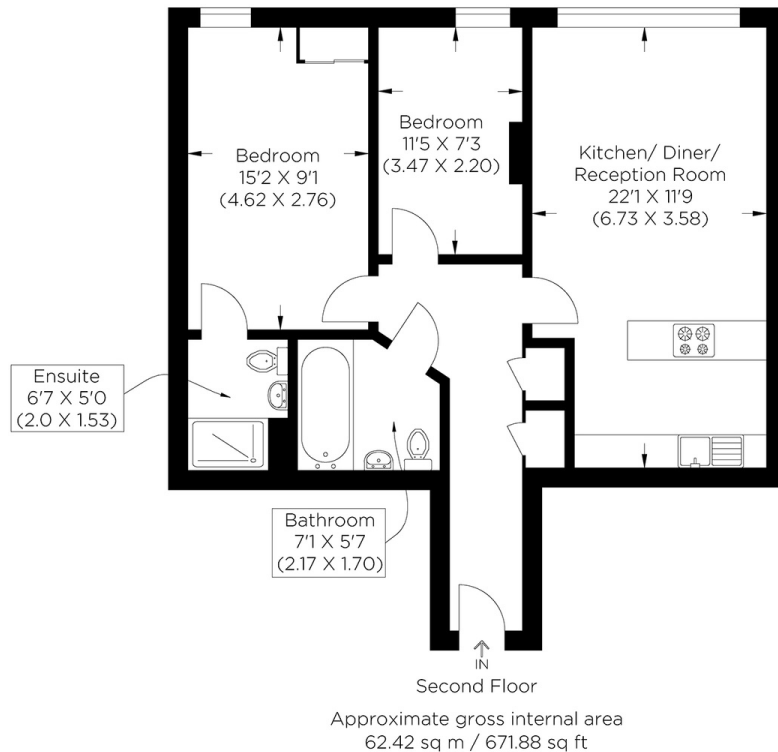




# FUSION BUILDING E14

This well-proportioned two-bedroom apartment is available to the market within the desirable Fusion Building, East India Dock Road, Poplar E14. The apartment comprises a spacious reception room and a fully fitted kitchen with integrated appliances, benefitting from a southeast dual aspect with lots of natural light and views of East London. Furthermore, there are two double bedrooms, and two bathrooms, one of which is an ensuite to the master bedroom, all well presented. The development benefits from a 24-hour concierge and private residents' roof terrace. A selection of local amenities surrounds Fusion Building, and the location is ideal for Canary Wharf and City access. Within easy reach of the River Thames and All Saints DLR, perfect for commuters.

Borough: Tower Hamlets\* Council Tax: D\* EPC: TBA Lease Term: 107 years\* Service Charge: £3,177\* Ground Rent: TBA  
Nearest Station: All Saints (0.03 miles) Material Information: [www.alexneil.com/material-information](http://www.alexneil.com/material-information)



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

**t: 020 7537 9859 e: [canarywharf@alexneil.com](mailto: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.

## ALEX NEIL

ESTATE AGENTS SINCE 1984

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.



ALEX NEIL

ESTATE AGENTS SINCE 1984

[www.alexneil.com](http://www.alexneil.com)