



FUSION BUILDING E14
1 bedroom apartment

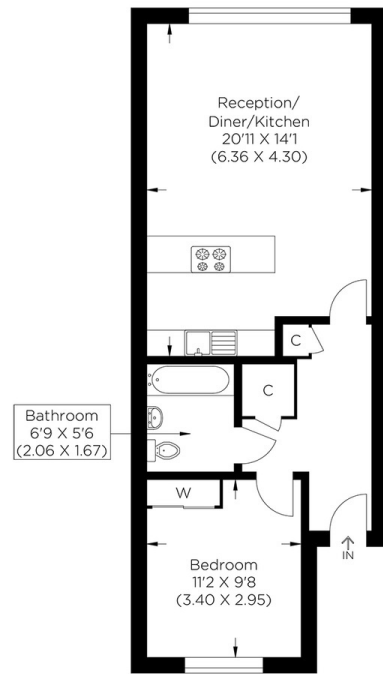
£260,000
LEASEHOLD



FUSION BUILDING E14

EWS1 Compliant! A one-bedroom, second-floor apartment situated within The Fusion Building, East India Dock Road, Poplar E14, on the fringe of Canary Wharf and the Royal Docks. The Fusion building has excellent transport links and fantastic local amenities nearby. It comprises an open-plan reception room with a fitted and fully integrated kitchen, a double bedroom, and a modern three-piece bathroom suite. Fusion Building benefits include secure entry and a concierge service. The property is offered to the market with the advantage of being chain-free and would suit all types of buyers.

Borough: Tower Hamlets* Council Tax: C* EPC: C Lease Term: 106 years* Service Charge: £4,000* Ground Rent: £250*
Nearest Station: All Saints (0.03 miles) Material Information: www.alexneil.com/material-information



Second Floor
Approximate gross internal area
48.85 sq m / 525.81 sq ft



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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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