



FUSION BUILDING E14  
**1 bedroom apartment**

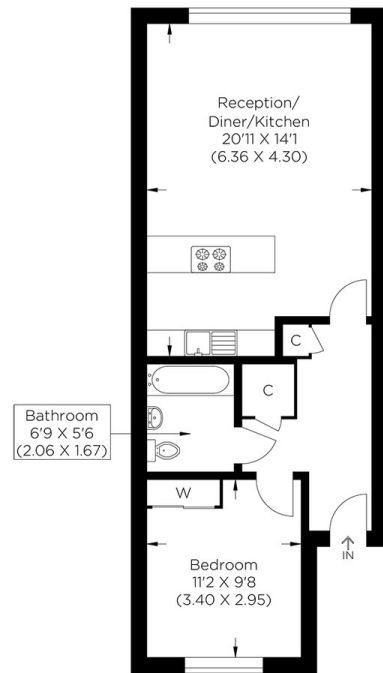
**£225,000**  
SOLD STC\*\*



# FUSION BUILDING E14

EWS1 Compliant! A modern one-bedroom, second-floor apartment in The Fusion Building, East India Dock Road, Poplar E14, set on the edge of Canary Wharf and the Royal Docks. This chain-free property features an open-plan reception with a fully integrated kitchen, a double bedroom, and a stylish three-piece bathroom. Benefits include secure entry, concierge service, and a communal roof terrace. Excellent transport links: East India DLR, Canning Town (Jubilee Line), and bus routes nearby. Surrounded by shops, cafes, and riverside walks, Local amenities include the vibrant shopping, caf  s, Crisp Street Market, leisure options like Poplar Baths and riverside walks. Canary Wharf  s high-end dining, cinema, and shops are just minutes away Ideal for first-time buyers, or investors seeking a well kept home in a well-connected, amenity-rich neighbourhood.

Borough: Tower Hamlets\* Council Tax: C\* EPC: C Lease Term: 104 years\* Service Charge:  3,300\* Ground Rent:  250\*  
Nearest Station: All Saints (0.03 miles) Material Information: [www.alexneil.com/material-information](http://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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