



BRABAZON STREET E14
2 bedroom apartment

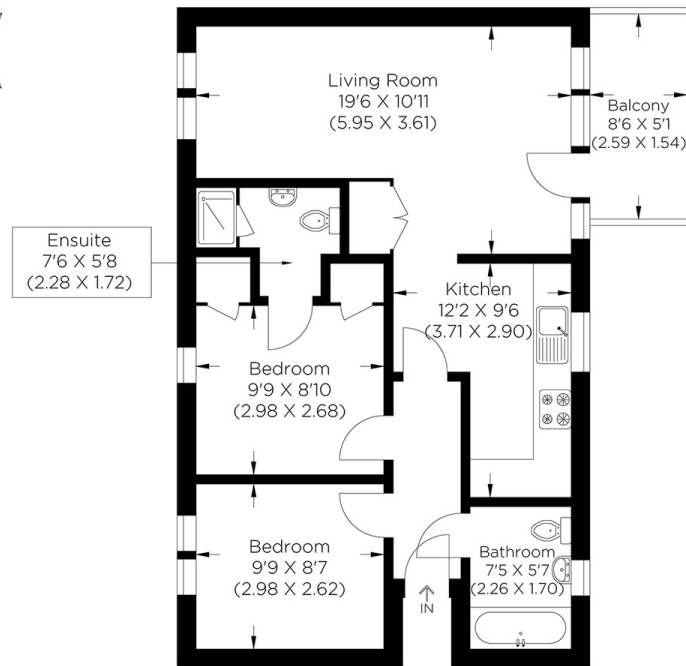
£375,000+
LEASEHOLD



BRABAZON STREET E14

As the seller's sole agents, we are delighted to present this well maintained, owner occupied two bedroom apartment, finished to a high contemporary standard throughout. The property comprises a generous reception room with living and dining areas, a spacious fitted kitchen, two well proportioned bedrooms, an en-suite to the master bedroom, and a modern family bathroom. Further benefits include attractive wood flooring throughout, an external balcony, and an allocated parking space within a gated development. Ideally located within easy reach of Devons Road and Langdon Park DLR stations, the apartment offers convenient transport links to Canary Wharf, one of London's leading financial and lifestyle destinations, renowned for its extensive selection of shops, restaurants, bars, and leisure facilities. For those seeking outdoor space and recreational opportunities, Bartlett Park and the Limehouse Cut are also situated nearby, further enhancing the appeal of this attractive property.

Borough: Tower Hamlets* Council Tax: D* EPC: B Lease Term: 103 years* Service Charge: £2,000* Ground Rent: £325*
Nearest Station: Langdon Park (0.18 miles) Material Information: www.alexneil.com/material-information



First Floor

Approximate gross internal area
57.26 sq m / 616.34 sq ft

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

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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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