



## Giraud Street, Poplar, E14 6EF Offers In Excess Of £270,000



**\*\* CHAIN FREE TWO BEDROOM APARTMENT WITH PRIVATE BALCONY CLOSE TO CANARY WHARF \*\***

**\* CASH BUYERS ONLY DUE TO MORTGAGE RESTRICTIONS FOR HIGH RISE \***

OC Homes are delighted to offer to the sales market this two bedroom apartment situated on the sixth floor of this ex local authority high rise building on Giraud Street, E14. The property is located just 0.3 miles from Langdon Park DLR Station and within walking distance to a number of local amenities. Accommodation comprises; entrance hallway, reception room with private balcony looking out onto Canary Wharf, kitchen, two double bedrooms, and three piece bathroom. The property boasts excellent transport links being a short walk to Langdon Park station (DLR) and also within walking distance to Poplar DLR Station and less than a mile (20 minute walk) into Canary Wharf. The property is deemed to be limited to cash buyers due to limitations on mortgage lenders for the building at the current time. Offered chain free, this property is sure to attract a lot of interest. Please call the OC Homes sales team to view.

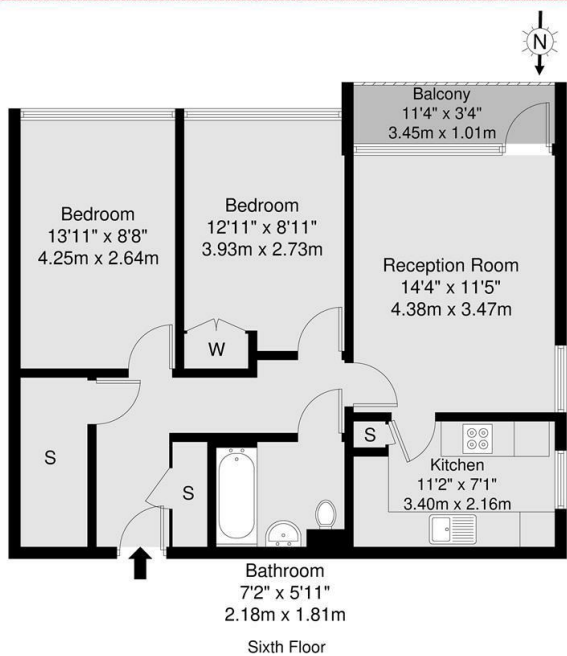
### Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.

- 2 BED APARTMENT
- SUPERB VIEWS OF CANARY WHARF
- SIXTH FLOOR
- EXCELLENT TRANSPORT LINKS
- LOTS OF LOCAL AMENITIES
- PRIVATE BALCONY
- 3 MIN WALK TO LANGDON PARK DLR
- CHAIN FREE







**GROSS INTERNAL AREA (GIA)**  
The total area of the property  
64.6 sq m / 695 sq ft

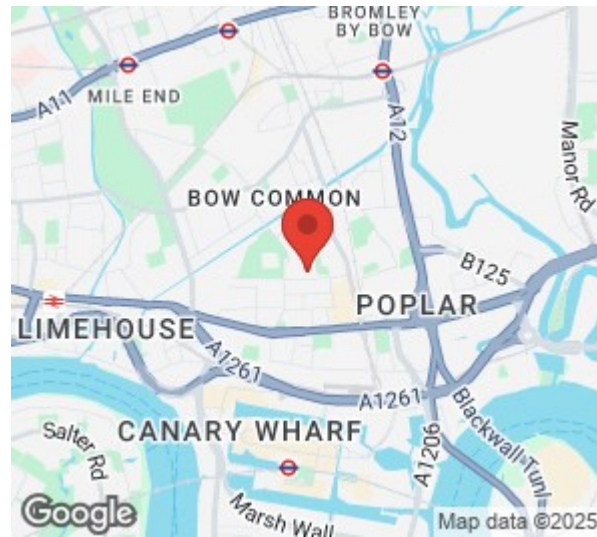
**TOTAL STORAGE SPACE**  
Storage area within the property  
5.1 sq m / 54 sq ft

**EXTERNAL FEATURES**  
Garden, Balcony, Terrace, Ground floor  
3.4 sq m / 36 sq ft

**RESTRICTED HEAD HEIGHT**  
Lower than area under 1.9m  
0.0 sq m / 0.0 sq ft

**Disclaimer:** Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

**Maison VUE**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	73
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		80	80
EU Directive 2002/91/EC			



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.