



ESTATEOLOGY

East India Buildings, Saltwell Street, Poplar, London E14

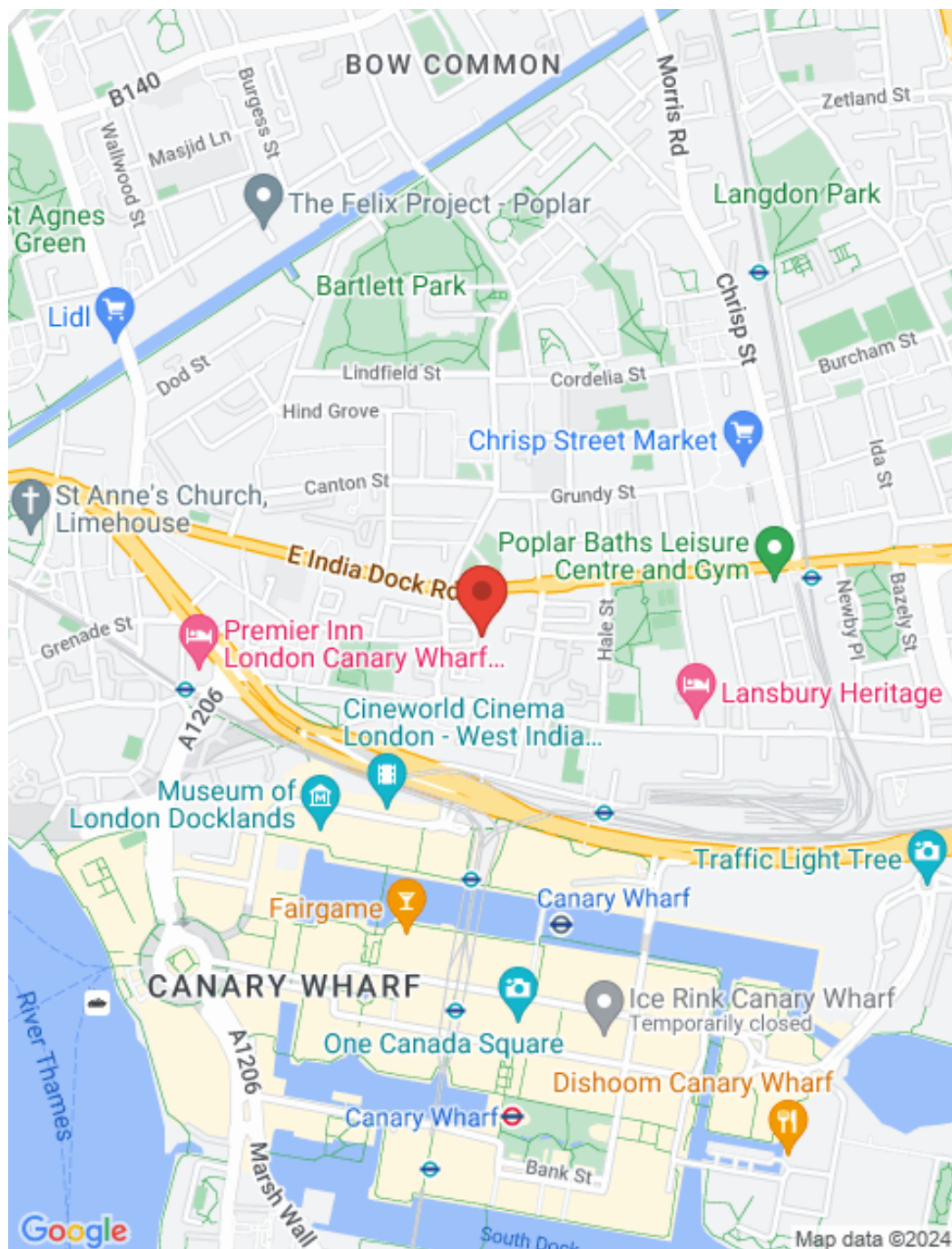
Guide Price: £375,000 - £425,000 L/H

3 1









## Key features

This three-bedroom flat offers bright interiors and spacious living all on the ground floor. Providing easy access to Canary Wharf and the City with excellent transport links with a choice of three DLR's. Crisp Street Market is just a short walking distance away. Call Now to book your exclusive viewing slot.

- 3 Double Bedrooms
- Spacious Lounge
- Gas Central Heating
- Bright Interiors
- Fitted Kitchen
- EPC Band C
- Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Estateology.

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CAPTURE DATE 04/06/2021 LASER SCAN POINTS 1,605,324

GROSS INTERNAL AREA  
70.57 sqm / 759.61 sqft

BEDROOM 3  
3.14m x 2.59m  
(10'4" x 8'6")

BEDROOM 2  
3.82m x 2.42m  
(12'6" x 7'11")

KITCHEN  
2.83m x 2.20m  
(9'3" x 7'3")

RECEPTION  
4.53m x 3.86m  
(14'10" x 12'8")

MAIN BEDROOM  
3.94m x 3.64m  
(12'11" x 11'11")

← z

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— Ground Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
70.57 sqm / 759.61 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes bathrooms, restricted head height  
64.83 sqm / 697.82 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft

spec  
Verified

RICS

Certified  
Property  
Measurer

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPM3 3B RESIDENTIAL 71.94 sqm / 774.36 sqft

IPM3 3C RESIDENTIAL 66.86 sqm / 719.89 sqft

SPEC ID 60b6539ca897b80d93f37459