



Giraud Street, Poplar, E14 6EF £1,750 Per Month



**** TWO BEDROOM APARTMENT WITH PRIVATE BALCONY CLOSE TO CANARY WHARF. EXCELLENT VIEWS & 0.3 MILES TO LANGDON PARK DLR ****

OC Homes are delighted to offer to the Lettings 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 available now and is sure to attract a lot of interest. Please call the OC Homes Lettings team to view.

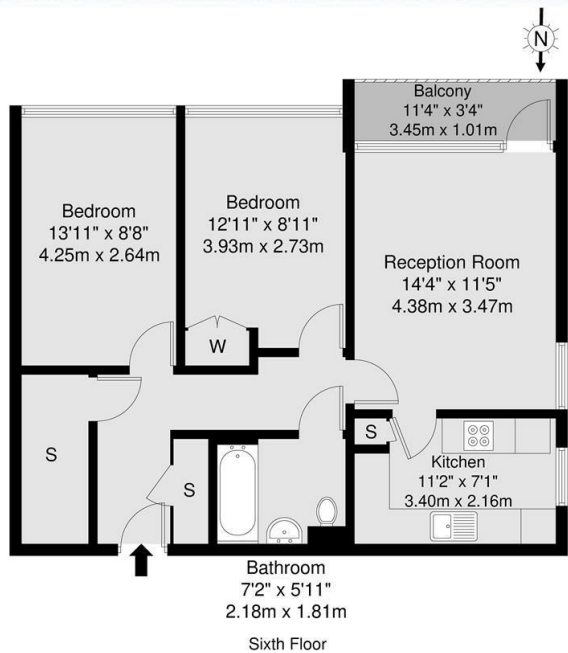
AVAILABLE NOW

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
- AVAILABLE IMMEDIATELY





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

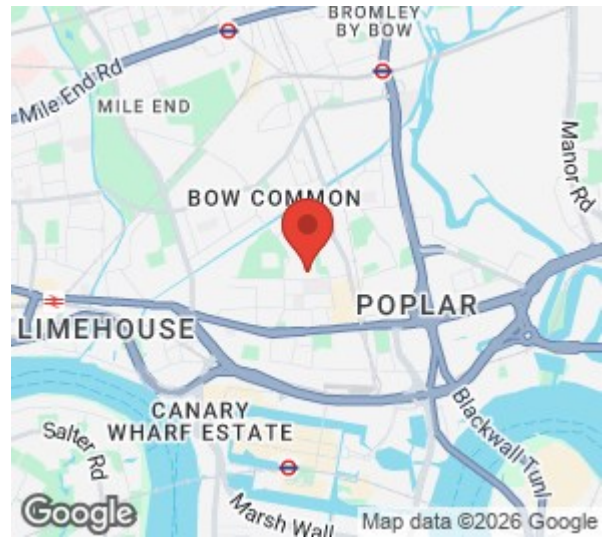
TOTAL STORAGE SPACE
Storage area including cupboards
5.1 sq m / 54 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Driveway etc.
3.4 sq m / 36 sq ft

RESTRICTED HEADHEIGHT
Lower ceiling areas under 2.0m
0.0sq m / 0.0 sq ft

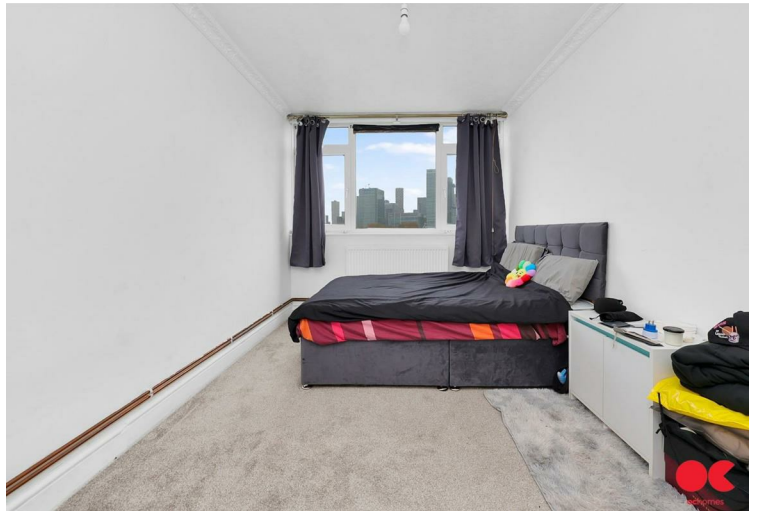
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.