



Mellor House, Upper North Street, Poplar, E14

Asking Price: £290,000

Benham
& Reeves

Mellor House, Upper North Street, Poplar, E14

 1 Bedroom

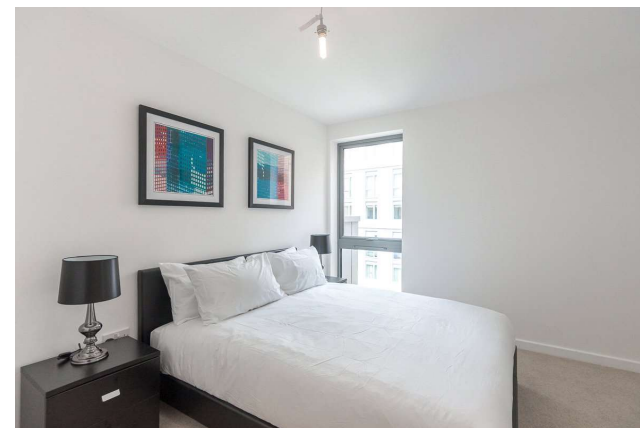
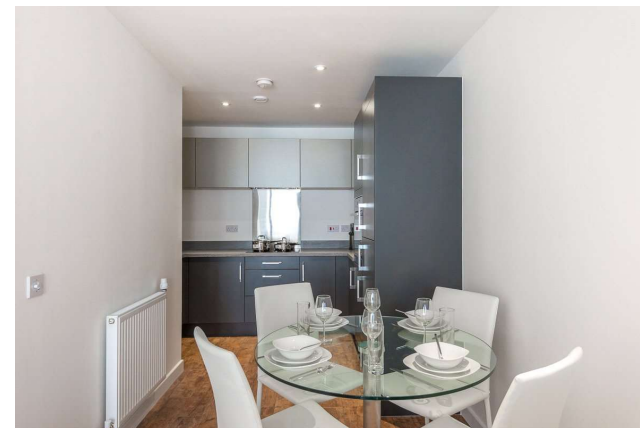
 1 Bathroom

 Leasehold

This fourth-floor apartment in Mellor House offers a stylish and comfortable home, designed for modern living with everything you need at your fingertips.

The open-plan living area is bright and spacious, with large windows that fill the home with natural light. A sleek, fitted kitchen with modern appliances provides an excellent space for cooking and entertaining. The bedroom is generously sized, with good storage, while the contemporary bathroom is finished to a high standard, offering both bath and shower options.

Residents benefit from landscaped communal gardens, a residents' gym, and concierge services. Excellent transport links nearby provide easy access to Canary Wharf and the City.



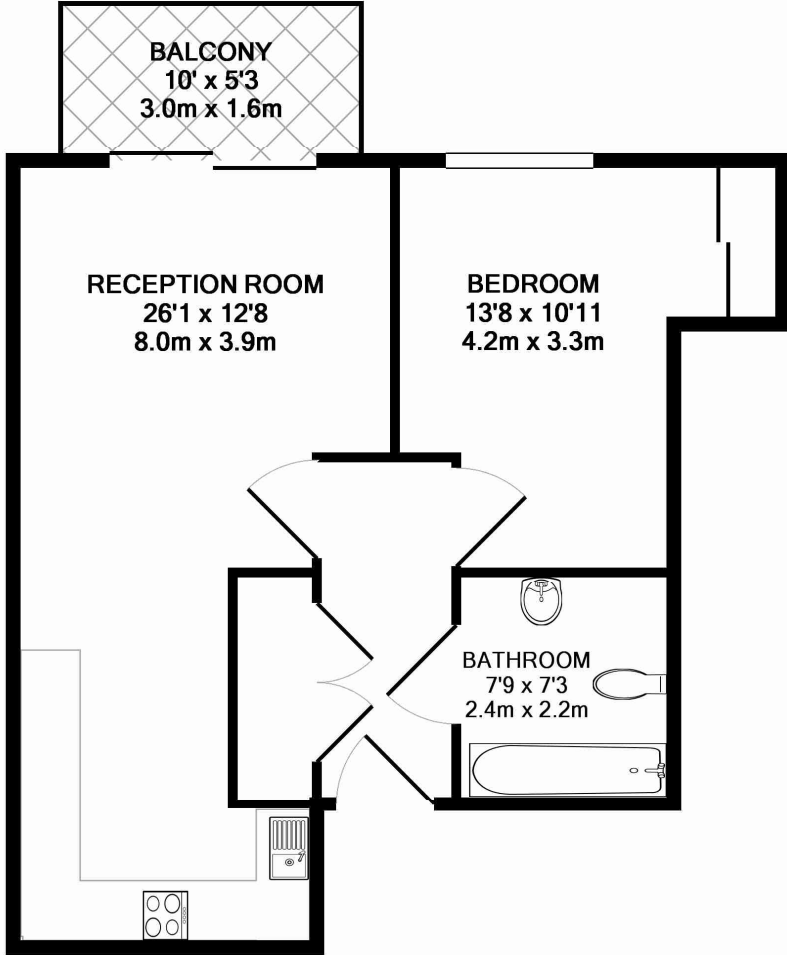


Property Features:

- One Bedroom
- One Bathroom
- Popular Development
- Residents' Gym
- Concierge
- Attractive Views
- Balcony
- Large Open-Plan Living Space



Mellor House, Upper North Street, Poplar, E14



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

00179-404MH.57UNS.E14 - 4TH FLOOR
 TOTAL APPROX. FLOOR AREA 535 SQ.FT. (49.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£290,000
Tenure:	Leasehold Expires 01/10/2260 Approximately 234 Years Remaining
Ground Rent:	£419.88 (per annum) For the year 2026
Service Charge:	£2,420.00 (per annum) to October 2026
Anticipated Rent:	£1,850.00 pcm Approx. 7.7% Yield

Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CWH250106

T: 020 8036 3200

E: canarywharf.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

