



Aqua Vista Square, Poplar, E3

Asking Price: £280,000

 Benham
& Reeves

Aqua Vista Square, Poplar, E3



 1 Bedroom  1 Bathroom  Leasehold

A magnificent 1 bedroom apartment located on the 4th floor of Werner Court, a sought-after residential complex. This exceptional property spans an impressive 496 square feet and offers breathtaking views of the adjacent canal, providing a tranquil and picturesque living environment.

The flat has an inviting and spacious living area that seamlessly blends style and functionality. The open-plan layout allows for flexible living arrangements. The modern kitchen features high-end appliances and ample storage space. The bedroom boasts a serene ambience, creating a peaceful retreat after a long day. There is a well-appointed contemporary bathroom. Large windows throughout the apartment flood the space with natural light.

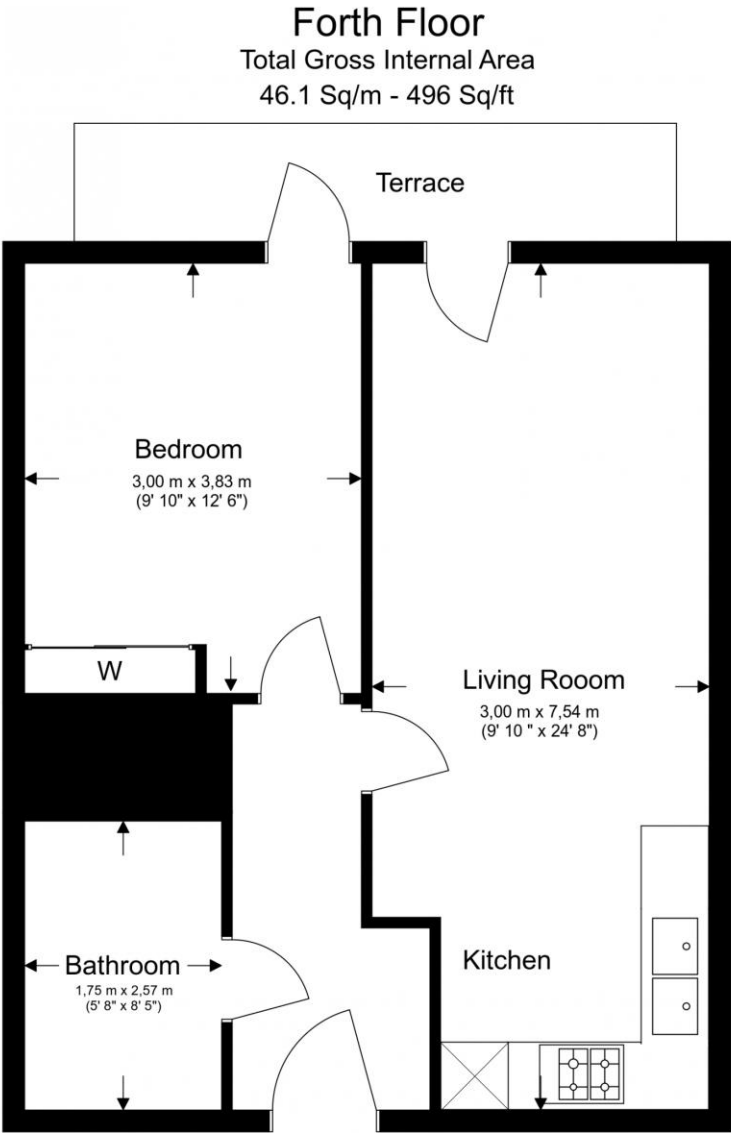
The building also offers a range of exceptional amenities for residents to enjoy. These include a well-maintained communal garden, and the building also benefits from a dedicated concierge service, ensuring convenience and security for all residents.

Conveniently situated in a vibrant neighbourhood, this apartment in Werner Court offers excellent transport links, ensuring easy access to the rest of the city. Both Langdon Park DLR and Devons Road DLR are located within 0.7 miles, allowing access to Canary Wharf & City.

Property Features:

- 1 Bedroom
- Bathroom
- Private Balcony
- 4th floor
- 496 square feet approx.
- 24-hour Concierge
- Communal Gardens
- Canal Views





Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Terms & Conditions:

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

Asking Price:	£280,000
Tenure:	Leasehold Expires 01/01/3009 Approximately 982 Years Remaining
Ground Rent:	£375.00 (per annum) For the year 2026
Service Charge:	£2,001.98 (per annum) For the year 2026
Anticipated Rent:	£1,750.00 pcm Approx. 7.5% Yield

Viewings:

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

Our reference: CWH230092

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