A STUNNING VICTORIAN CONVERSION WITH PRIVATE SOUTH-FACING TERRACE

WICKES HOUSE
246-254 POPLAR HIGH STREET, CANARY WHARF, LONDON, E14 0BB

Guide Price £625,000 - Leasehold
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Reception Room • Open Plan Kitchen • 2 Bedrooms • 2 Bathrooms • Communal Garden • Covered Parking

• EPC Rating = C
• Council Tax = C

Situation
Local transport: Blackwall, Poplar & All Saints DLR stations.

Description
This stunning apartment is set within a Victorian conversion complete with high ceilings and period features. The open-plan kitchen and living room is approximately 32” long. Facing south, it benefits from sunshine for the most of the day. The lounge provides direct access onto a private terrace with stairs leading to the communal garden. There are two well-sized bedrooms, whilst the master suite also benefits from a well laid out en-suite. From the hallway, there is the second family bathroom, a utility room and a clever study.

The apartment is accessed from Poplar High Street with gated allocated parking. It has been lovingly refurbished to create a spacious modern home yet with all the charms of a conversion.

AGENTS NOTE: We wish to inform prospective buyers of this property that the seller is an employee of Savills.

Energy Performance
A copy of the full Energy Performance Certificate is available on request.

Viewing
Strictly by appointment with Savills.
Poplar High Street, E14
Gross Internal Area (approx) = 104.3 sq m / 1123 sq ft
For identification only. Not to scale.
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Communal Garden

Dn
2.77 x 2.47
9'1" x 8'1"
(Approx)

Kitchen / Reception / Dining Room
9.76 x 4.02
32'0" x 13'2"

Bedroom 1
4.84 x 4.54
15'11" x 14'11"

Bedroom 2
4.39 x 2.81
14'5" x 9'3"

Study

Loft

Utility

Raised Ground Floor