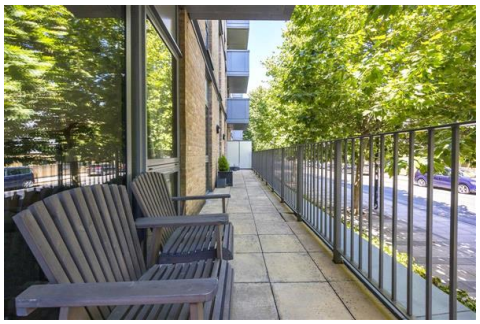
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020 8220 0820
enquiries@alterandcope.co.uk









FELIX POINT, POPLAR, E14

LET

£3,000 PCM

A fantastic three bedroom, raised ground floor apartment within the popular New Festival Quarter development. The property is offered on a furnished basis and includes a full width, private balcony.

- Three bedrooms
- Two bathrooms
- Large terrace
- Raised ground floor
- Furnished

A fantastic three bedroom, raised ground floor apartment within the popular New Festival Quarter development.

The property comprises large entrance hall with storage cupboards, spacious open plan reception room with modern fully fitted kitchen and floor to ceiling doors leading to a private terrace, master bedroom with built-in wardrobes and en-suite shower room, two further bedrooms and main family bathroom.

Amenities within the development include a 24-hour concierge service, communal gardens, and a resident's gym.

New Festival Quarter is ideally located being within walking distance from Canary Wharf and transport links include Westferry DLR station and Langdon Park DLR station which are both within a short walk. There are also local bus routes which offers easy access into the City.

Council Tax Band: E
Deposit: £3,634.61
Holding Deposit: £726.92

The information provided about this property are set out as a general outline for guidance and do not represent or form part of an offer or contract, nor may it be regarded as representations.
Whilst Alter&Cope uses reasonable endeavours to ensure that the information provided is materially correct, some of the information is provided from third parties and has not been verified by us. All interested parties should not rely on this information as a statement or representation of fact, but must verify accuracy themselves by their own inspection, searches, enquiries, surveys or otherwise as to the accuracy and completeness.
Alter&Cope have not tested any appliances, fixtures and fittings or services. All dimensions noted on the floor plan are approximate and quoted for guidance only and their accuracy cannot be confirmed.
Furniture, fixtures and fittings must be verified and it should not be assumed that items from the marketing photos belong at the property.



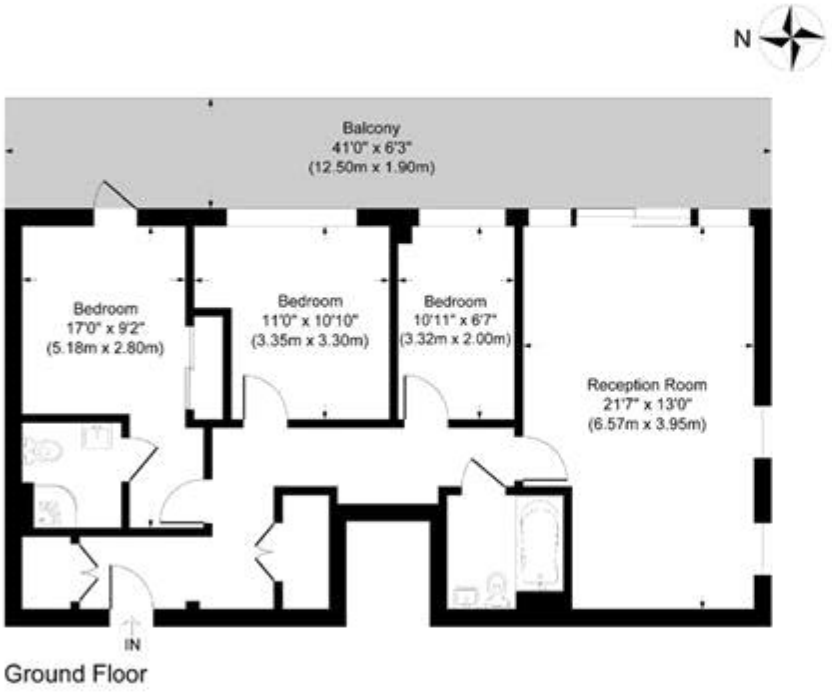







FELIX POINT, POPLAR, E14

£3,000 PCM



Ground Floor

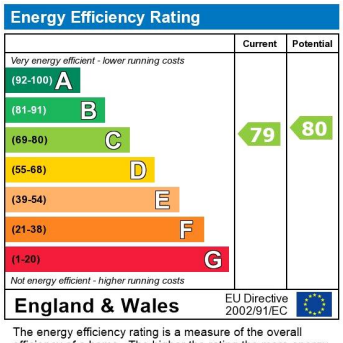
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Felix Point
Epstein Square

Approximate Gross Internal Area
Total = 78.8 sq m / 848 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.