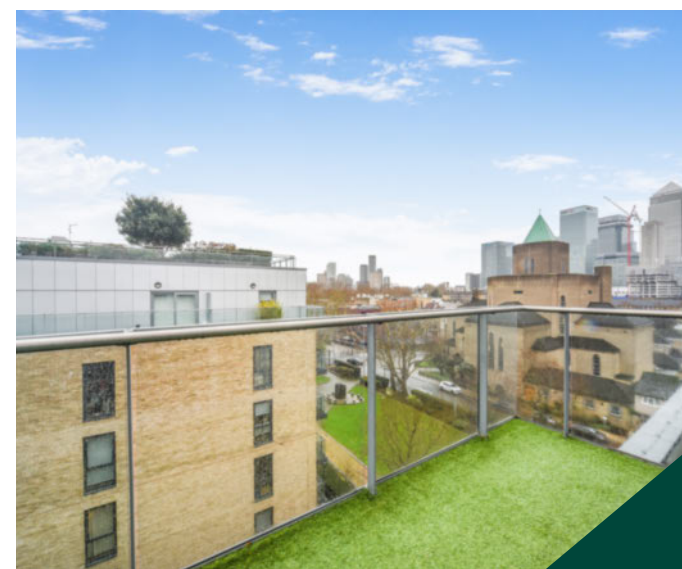




Pasmore Court, New Festival Avenue, Poplar, E14

Asking price **£410,000** | Leasehold



Pasmore Court, New Festival Avenue, Poplar, E14

-  2 Bedrooms
-  1 Bathroom
-  1 Reception
-  Balcony
-  Gymnasium
-  Nearby Green Spaces
-  Local Amenities
-  0.5 MI Westferry
-  0.5 MI Langdon Park

This stylish and well-maintained top-floor, two-bedroom apartment is set within the popular New Festival Quarter, Poplar, offering an excellent lifestyle opportunity for professionals, families and international buyers.

The apartment features a bright and generously proportioned open-plan kitchen and living area, benefitting from excellent natural light throughout and opening onto a private balcony with open outlooks and far-reaching views, including towards Canary Wharf. High energy efficiency ensures year-round comfort with low heating requirements.

Both bedrooms are well sized and include built-in storage, complemented by additional storage within the kitchen and utility areas, creating a practical and uncluttered living environment. A sleek, contemporary tiled bathroom completes the accommodation.

Residents benefit from a 24-hour concierge, residents' gym, and extensively landscaped communal gardens. The development also

includes convenience stores, a coffee shop, dry cleaners and barbers, adding to everyday ease.

Bartlett Park is directly opposite the development, just a one-minute walk, providing expansive green space, play areas and walking routes. The scenic Limehouse Cut Canal is also nearby, offering attractive walking and cycling links towards Limehouse Basin, Canary Wharf and Stratford. Chrisp Street Market, currently undergoing significant regeneration, is close by and adds further long-term appeal.

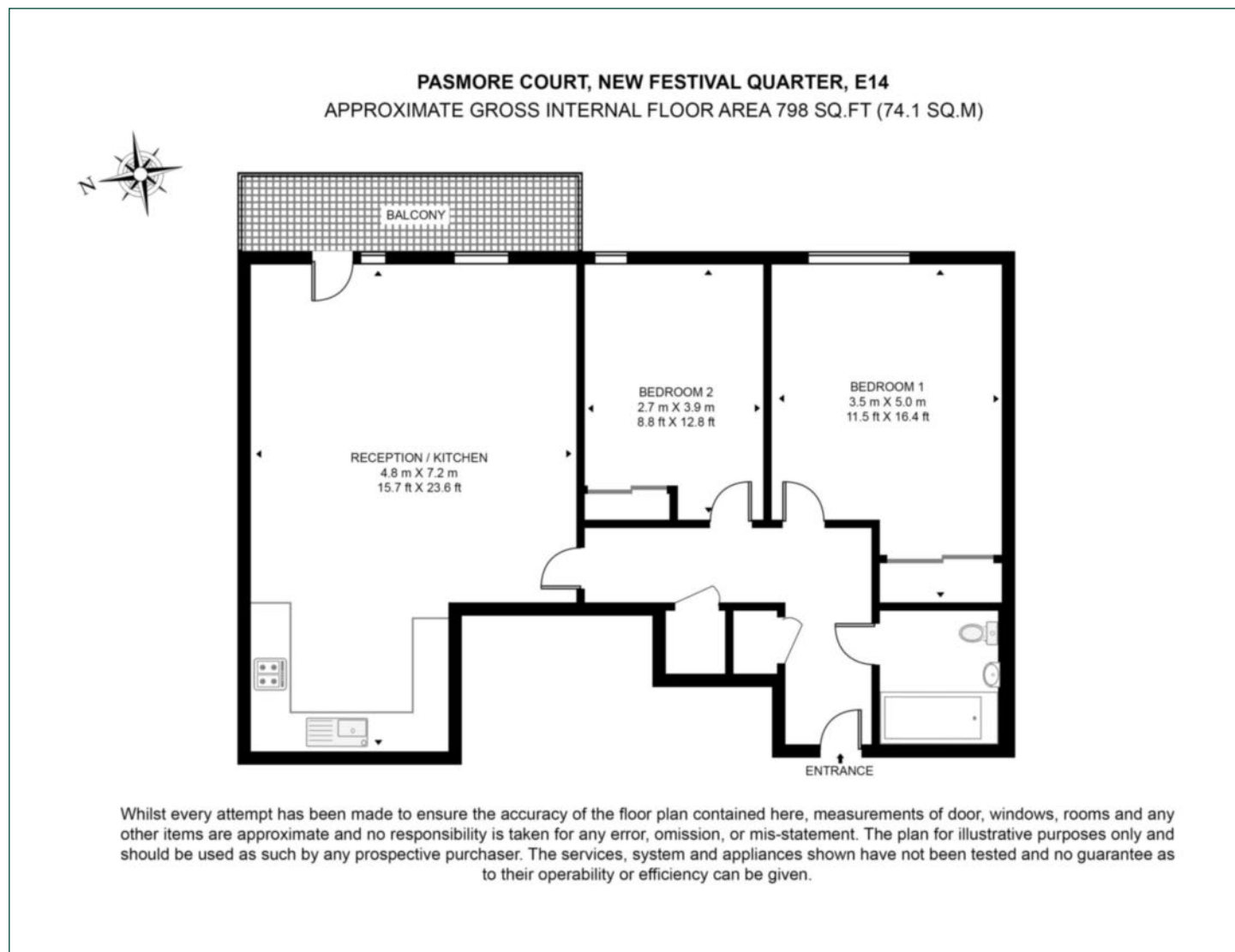
Transport links are excellent, with Poplar and Westferry DLR stations within a 10-minute walk, providing fast access to Canary Wharf, Bank, Stratford, Greenwich and London City Airport. Canary Wharf's Elizabeth Line and Jubilee Line stations are reachable within 15–20 minutes on foot, with the Elizabeth Line offering a direct journey to Heathrow Airport in around one hour. The property is also well suited to families, with several Outstanding Ofsted-rated primary schools located within a short walk.



Tenure:	Leasehold (114 years remaining)	Local Authority:	Tower Hamlets
Ground Rent:	£250 p.a.	Council Tax Band:	D
Service Charge:	£4,334.28 p.a.	EPC:	C

Floorplan

798 sq ft | 74.1 sq m



Canary Wharf

Horizon Building, 15 Hertsmere Road, London, E14 4AW

Sales

020 7515 1001 | canarywharf.sales@chaseevans.com

We're here to help.

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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