



## LAMINGTON HEIGHTS, POPLAR, E14

£499,000 Leasehold

Two Bedroom Apartment | Sixth Floor West Facing Aspect |  
Open Plan Reception | Private Balcony With City Views | 813  
Sq Ft (approx) | Two Bathrooms | Residents Gym | Concierge |  
Communal Roof Terrace | Close To Langdon Park DLR Station

- Private Balcony
- Residents Gym
- Two Bathrooms
- Two Bedrooms
- 6th Floor
- Concierge

Situated on the sixth floor with a west-facing aspect, this generously proportioned two-bedroom apartment enjoys impressive views across the City.

Located within the sought-after Lansbury Square development, which was built by Bellway Homes, this spacious apartment boasts approximately 813 sq ft of internal living space and comprises entrance hall with large storage cupboard, an open-plan reception room with floor to ceiling windows, fitted kitchen with integrated appliances and access to a private balcony. The master bedroom features a dual aspect, a built-in wardrobe and a modern en-suite shower room, the second bedroom is also a well-sized double and there is a family bathroom.

Residents of the development have access to a range of on-site amenities, including a fully equipped gym, secure bike storage, a shared roof terrace, and concierge services located in the neighbouring Banbury Point building.

Lamington Heights occupies a quiet position near Langdon Park, while still being within easy walking distance of the Limehouse Cut canal path. This scenic route offers pleasant walks towards Hackney Wick and Limehouse Basin. Langdon Park DLR station is just a short walk away, providing quick and easy access to Stratford, Canary Wharf and connections into the City.

Council Tax Band: D

Tenure: Leasehold (243 years)

Service Charge: £3,400 per year

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.

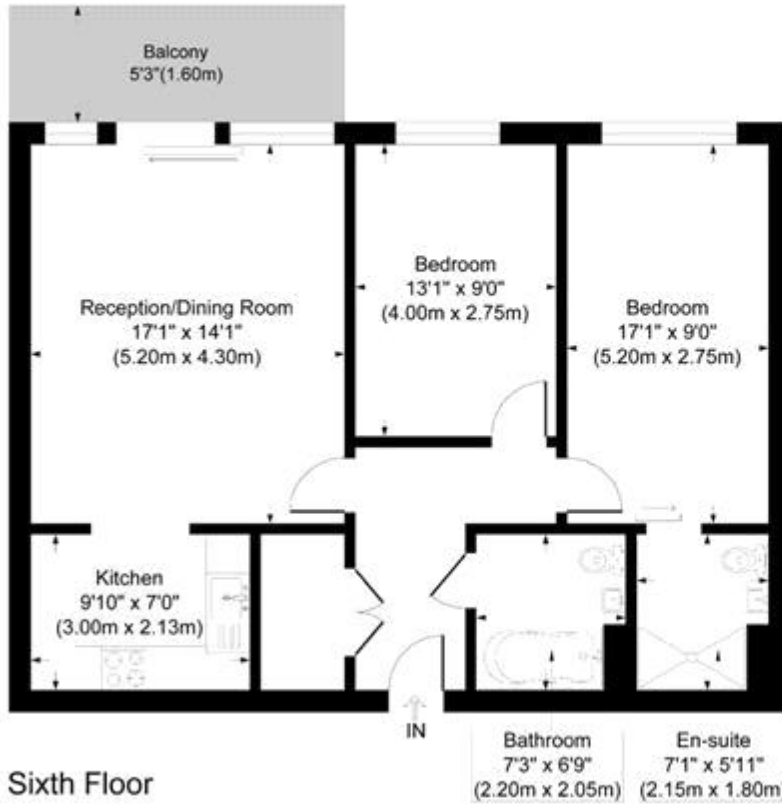
Your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents.

The tenure/lease, service charge and ground rent information are subject to change, and the information we have supplied was provided by the seller at the time of instruction.

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.



LAMINGTON HEIGHTS, POPLAR, E14  
£499,000 Leasehold



## Lamington Heights Madeira Street

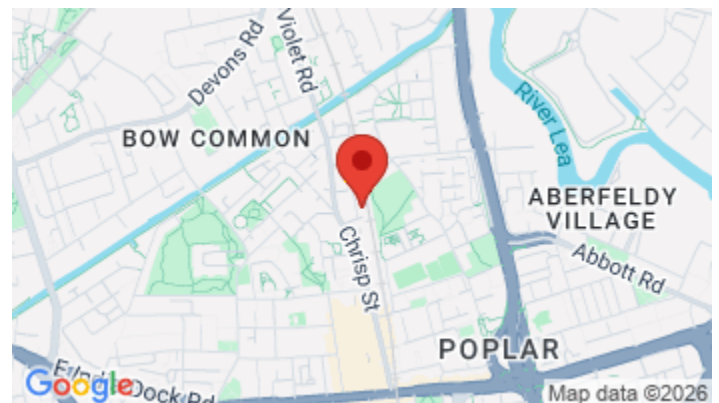
Approximate Gross Internal Area  
Total = 75.5 sq m / 813 sq ft

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.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	<b>A</b>		
(81-91)	<b>B</b>	87	87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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 purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitments are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.