



*Ashley King*

# Epstein Square, London, E14 6FX

£410,000

🛏 3 🪑 2 🚗 1



## Spacious Three Bedroom Apartment – Felix Point, E14 6FX

Located within the popular Felix Point, this well-proportioned three-bedroom, two-bathroom apartment offers generous living space in a convenient Docklands setting.

The property features a bright open-plan living and kitchen area, providing a versatile space for both relaxing and dining, with direct access to a private balcony. The kitchen is arranged to one side of the reception space, offering good storage and worktop space.

The principal bedroom benefits from an en-suite shower room, while two further bedrooms provide flexible accommodation for family living, guests or home working. A main bathroom serves the additional bedrooms.

Felix Point is well positioned for transport links, with Langdon Park DLR station and All Saints DLR station nearby, offering convenient connections to Canary Wharf, the City and Stratford. Local amenities and green spaces are within easy reach.

An excellent opportunity for buyers seeking space and convenience in a well-connected East London location.

Local Authority: Tower Hamlets

Council Tax Band: E

Council Tax: £1,932.37 (2022 / 24)

EPC rating: B

Lease: 125 years from 1st OCT 2010

Service Charge: £3,923.76 per annum appox

Ground Rent: £INC IN SERVICE CHARGE

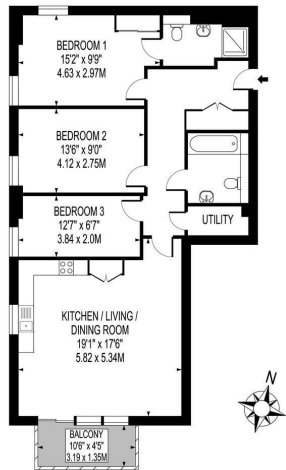
TOTAL Internal SQ FT: APPROX. 950 SQ. FT

Disclaimer: Ashley King endeavour to advertise accurate representations of properties in descriptions, virtual tours and floor plans, however, they are intended as a guide only and interested parties must satisfy themselves by undertaking a personal inspection.



# FELIX POINT

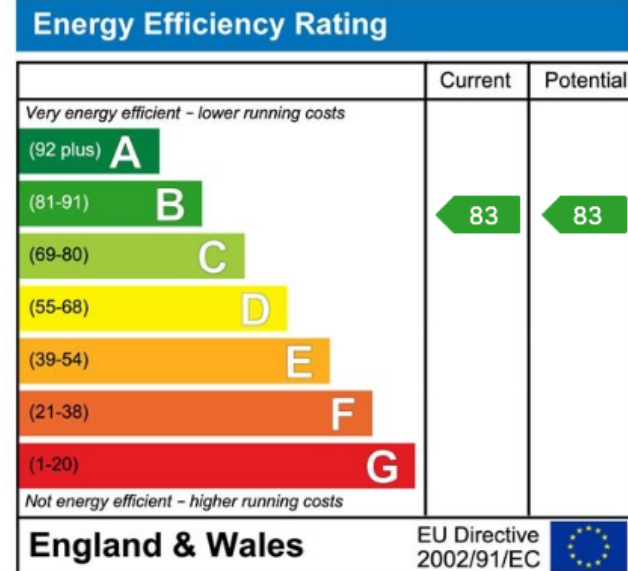
APPROXIMATE GROSS INTERNAL FLOOR AREA: 926 SQ FT- 86.0 SQ M



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY  
 THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE AN OFFER OR CONTRACT.  
 ANY TYPING MISMATCHES OR LINES SHOULD BE CORRECTED BY THE CONTRACTOR. ANY MEASUREMENTS OR DIMENSIONS QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUATE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- THREE BEDROOMS
- TWO BATHROOMS
- PRIVATE BALCONY
- SPACIOUS
- 24HRS CONCIERGE
- RESIDENTS GYM
- 6 month service charge incentive
- SECURE ENTRY SYSTEM
- LIFT ACCESS



Ashley King Estate, Lettings & Asset Management  
 69 Cannon Workshops, London E14 4AS  
 T: 020 7052 4668 E: docklands@ashleykinguk.com

