



## Poplar House, Canada Water, SE16 6YJ £475,000 Leasehold - Share of Freehold

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**PUBLIC NOTICE** Oppida Estate are now in receipt of an offer for the sum of £445,000 for 5 Poplar House SE16 6YJ. Anyone wishing to place an offer on this property should contact Michael at Oppida Estate Ltd., 202-204 Jamaica Road, SE16 4RT, tel: 0207232 2222 before exchange of contracts.

Welcome to Poplar House, a first floor apartment situated on Woodlands Crescent, just a stone's throw from Canada Water Jubilee Line Station. This property, built between 1990 and 1999, offers a wonderful opportunity for those looking to personalise their living space to their own taste.

The apartment features a spacious reception room that seamlessly connects to the kitchen, making it an ideal setting for both relaxation and entertaining. From the reception room, you can access a lovely balcony that overlooks a beautifully landscaped communal garden, providing a serene outdoor space to unwind.

Two well-proportioned bedrooms, two bathroom bathroom, ensuring comfort and convenience for its occupants. Additionally, the property includes allocated parking for one vehicle, a valuable asset in this sought-after area.

Located within a secure gated development, Poplar House is just a short walk from the Surrey Quays shopping centre, offering a variety of shops and amenities to cater to your everyday needs.

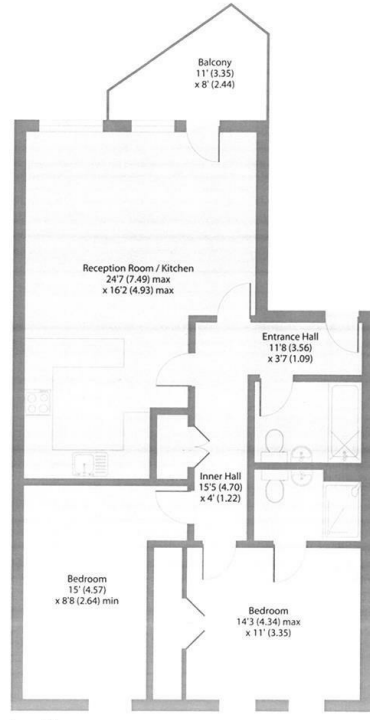
Please note that this apartment is in need of refurbishment and all services, heating systems, and appliances have not been tested, and no warranty can be given or implied regarding their working order.

This apartment is perfect for those seeking the chance to create a home that reflects their personal style.

- TWO BEDROOM
- TWO BATHROOM
- PRIVATE BALCONY
- ALLOCATED PARKING
- MOMENTS FROM CANADA WATER JUBILEE LINE STATION

### Viewing

Please contact our Oppida Estates Ltd Office on 0207 232 2222 if you wish to arrange a viewing appointment for this property or require further information.



Ground Floor



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.