

Mellor House, Upper North Street, Poplar, E14

Asking Price: £280,000

Benham & Reeves

Mellor House, Upper North Street, Poplar, E14

1 Bedroom 1 Bathroom Leasehold

This fourth-floor apartment in Mellor House offers a stylish and comfortable home, designed for modern living with everything you need at your fingertips.

The open-plan living area is bright and spacious, with large windows that fill the home with natural light. A sleek, fitted kitchen with modern appliances provides an excellent space for cooking and entertaining. The bedroom is generously sized, with good storage, while the contemporary bathroom is finished to a high standard, offering both bath and shower options.

Residents benefit from landscaped communal gardens, a residents' gym, and concierge services. Excellent transport links nearby provide easy access to Canary Wharf and the City.







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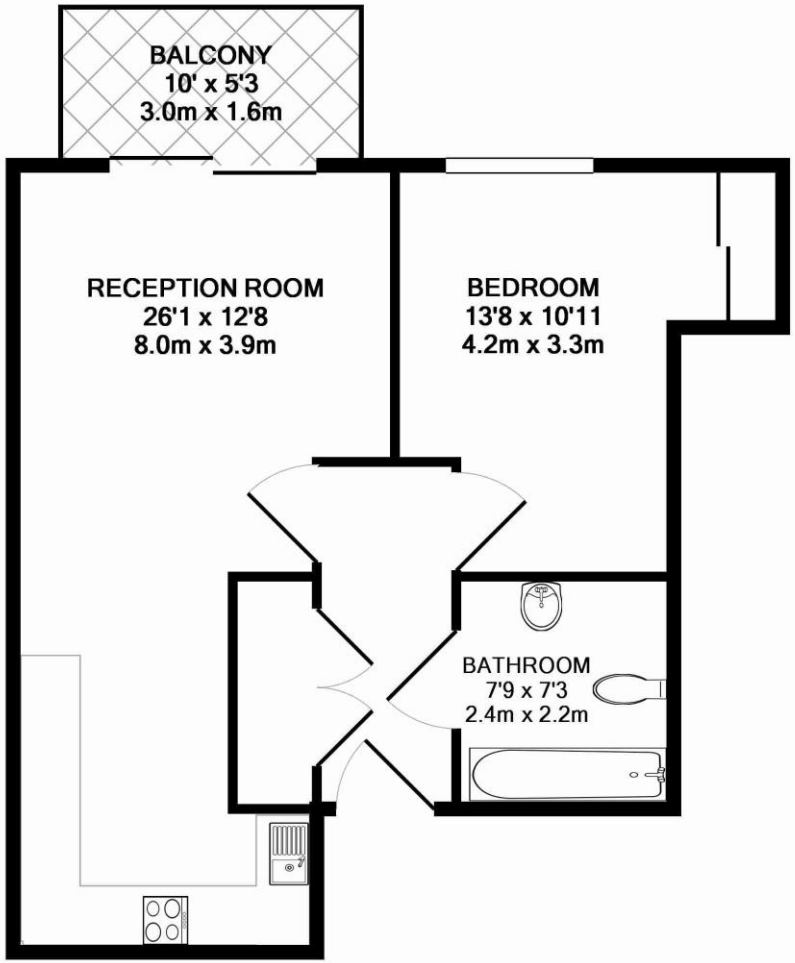


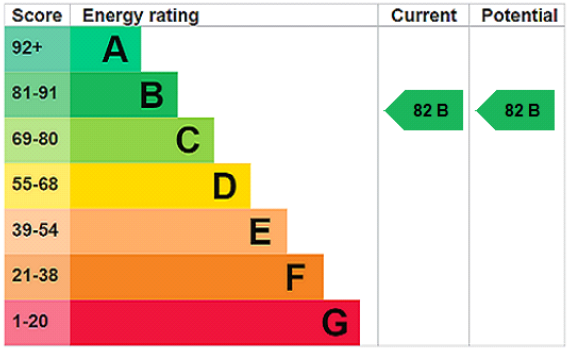


Property Features:

- One Bedroom
- One Bathroom
- Popular Development
- Residents' Gym
- Concierge
- Attractive Views
- Balcony
- Large Open-Plan Living Space

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00179-404MH.57UNS.E14 - 4TH FLOOR
TOTAL APPROX. FLOOR AREA 535 SQ.FT. (49.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£280,000
Tenure:	Leasehold Expires 01/10/2260 Approximately 234 Years Remaining
Ground Rent:	£419.88 (per annum) For the year 2026
Service Charge:	£2,420.00 (per annum) to October 2026
Anticipated Rent:	£1,850.00 pcm Approx. 7.7% Yield

Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CWH250106

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