



**Bow Sales**, 634-636 Mile End Road, Bow, London E3 4PH  
T 020 8981 2670 E [bowsales@ludlowthompson.com](mailto:bowsales@ludlowthompson.com) W [www.ludlowthompson.com](http://www.ludlowthompson.com)

## CANDLE STREET STEPNEY GREEN



**SOLD**

**REF: 1013410**

### **2 Bed, Complex Apartment, Private Balcony & Communal Garden**

**Canal-side Development - Spacious Living Area - Beautiful Communal Garden - Two Bedroom Apartment - Private Balcony - Excellent Transport Links**

A wonderful two bedroom apartment within this modern canal-side development in Stepney Green. The property comprises of a spacious reception room with separate modern kitchen, two double bedroom, three piece bathroom suite and private balcony. This excellent location offers the green space of Mile End Park, and Grand Union Canal nearby. Great transport links to the City and Canary Wharf via Central line at Mile End and district line at Stepney Green. To arrange a must see viewing please call th... **continued below**

**Train/Tube** - Limehouse, Stepney Green, Devons Road, Mile End

**Local Authority/Council Tax** - Tower Hamlets

**Tenure** - Leasehold

**ludlow**thompson



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# CANDLE STREET STEPNEY GREEN



Reception Room



Kitchen



Bedroom 1



Bedroom 2



Bathroom



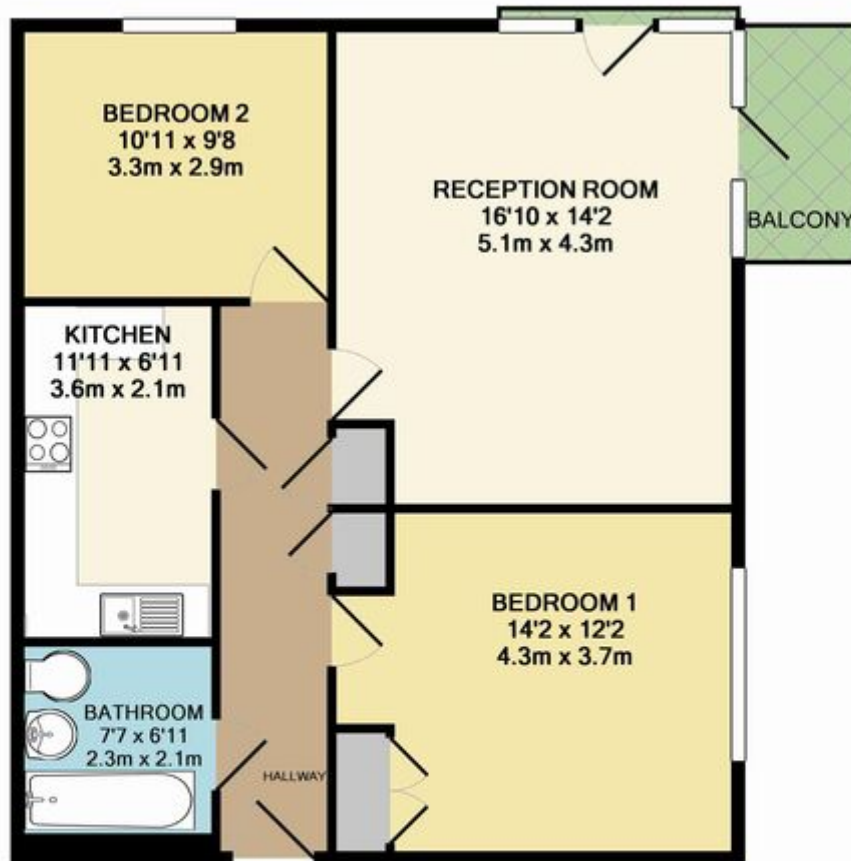
Exterior



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## CANDLE STREET STEPNEY GREEN



TOTAL APPROX. FLOOR AREA 725 SQ.FT. (67.3 SQ.M.)

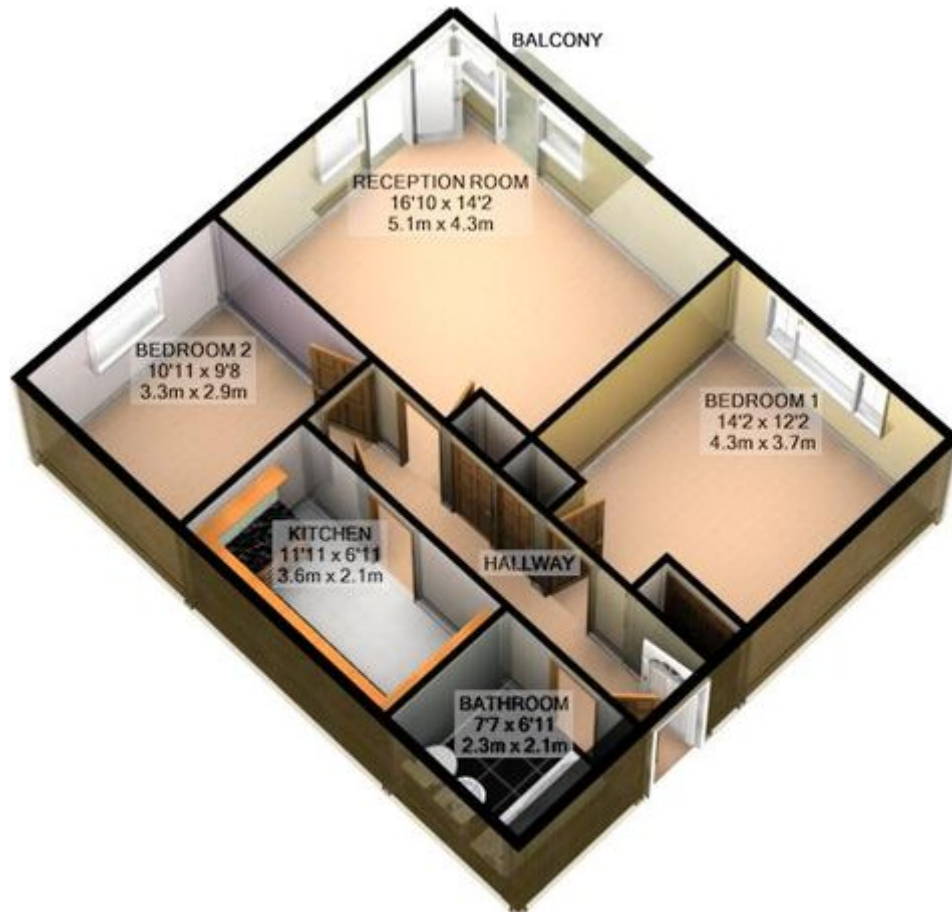
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture of furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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Reception Room - 4.3m x 5.1m (14' 1" x 16' 8")

Kitchen - 2.1m x 3.6m (6' 10" x 11' 9")

Bedroom 1 - 3.7m x 4.3m (12' 1" x 14' 1")

Bedroom 2 - 2.9m x 3.3m (9' 6" x 10' 9")

Bathroom - 2.1m x 2.3m (6' 10" x 7' 6")

### Tenure Details

Tenure - Leasehold

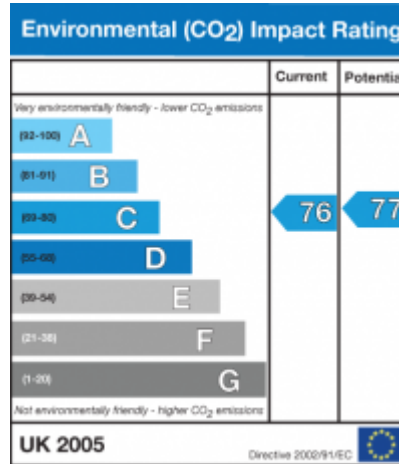
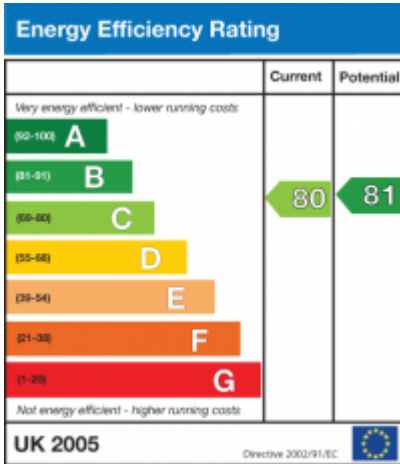
Lease Expires - 108 years

Service Charges - £1550 per year

Ground Rent - £150 per year



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CALL 020 8981 2670

REF: 1013410

### When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Bow Sales Office quoting 1013410

### DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

### PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.