



Docklands Lettings, 3-5 Dock Street, London E1 8JN  
T 020 7480 0120 E docklet@ludlowthompson.com W www.ludlowthompson.com

## HENEAGE STREET SPITALFIELDS



LET

REF: 13585

### 2 Bed, Purpose Built Apartment

Gated development - Two bedroom apartment - Gas central heating - Off Brick Lane - Private outdoor space  
- Nearest underground Aldgate East

Phillip House is located on Heneage Street, E1 and is ideally situated within easy walking distance of Bishopsgate and Liverpool Street stations and Aldgate East tube, the local shops and restaurants on Brick Lane and Spitalfields Market. This private block is built in the late 1930's and benefits from two bedrooms, a small private terrace off the master bedroom and a separate fitted kitchen. An absolute must see for first time buyers who want to live in a central location. Please call 020 7480... [continued below](#)

**Train/Tube** - Whitechapel, Aldgate, Liverpool St, Aldgate East, Shoreditch

**Tenure** - Leasehold



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Gates



Communal Stairways



Kitchen



Bedroom One



Lounge



Bedroom Two



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## HENEAGE STREET SPITALFIELDS



Bathroom



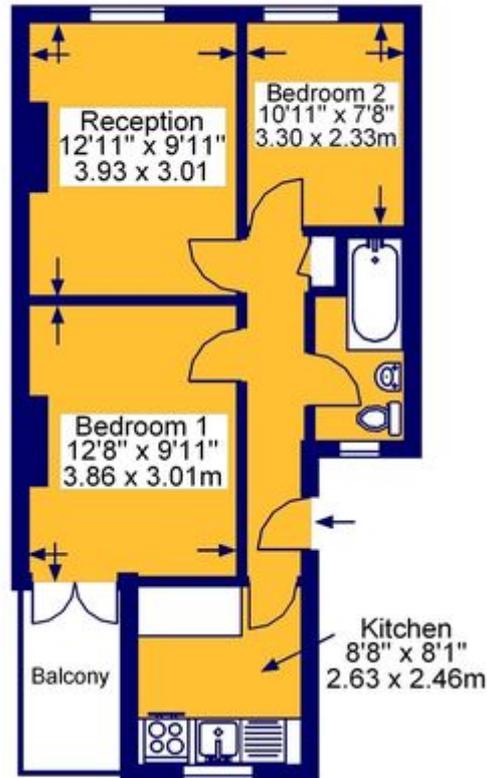
View from Lounge



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Approx. Gross Internal Area  
490 sq. ft. / 45.52 sq. mt

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

THESE DRAWINGS ARE SET OUT AS A GUIDE LINE ONLY  
AND SHOULD NOT BE RELIED UPON AS A REPRESENTATION OF FACT

Drawing No. DSS175 © www.rainydaydesign.co.uk 22/02/05

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 or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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### Gates

Gates from Heneage Street with entryphone controlled access to;  
Communal Stairways

Stairs leading up to 1st floor landing and front door.  
Hallway

Front door, entryphone, storage, doors to bathroom, bedroom two, lounge, bedroom one and;  
Kitchen - 2.46m x 2.63m (8' x 8' 7")

Fully fitted kitchen, series of eye & work level units, wooden work tops, stainless steel sink, integrated gas hob, electric oven, fridge-freezer, space & plumbing for washing machine, boiler, windows to rear.  
Bedroom One - 3.01m x 3.93m (9' 10" x 12' 10")

Carpet, radiator, power points, double doors to terrace.  
Lounge - 3.01m x 3.90m (9' 10" x 12' 9")

Carpet, radiator, decorative fireplace, window overlooking Heneage Street  
Bedroom Two - 2.33m x 3.3m (7' 7" x 10' 9")

Carpet, radiator, power points, window overlooking Heneage Street.  
Bathroom - 1.4m x 2.99m (4' 7" x 9' 9")

Panelled bath, pedestal hand wash basin, low rise W/C, window.  
Terrace

South facing terrace off master bedroom.  
Tenure and Costs

Leasehold, details of exact lease length, ground rent payable and annual service charge costs to be provided when available. The agents are not able to provide such information verbally. Your solicitor will advise you of your obligations and rights under the lease.

### Tenure Details

Tenure - Leasehold

Lease Length - years



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CALL 020 7480 0120

REF: 13585

### 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 landlord will give us specific times only convenient to them. We do advise landlords that if they are serious about letting 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 Docklands Lettings Office quoting 13585

### DISCLAIMER

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

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/landlord accept no responsibility for any error they may contain however caused. Any renter 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 landlord. Photographs may depict items which are not included in the let. Consult a solicitor on aspects relating to tenure/property details.