



Bow Sales, 634-636 Mile End Road, Bow, London E3 4PH
T 020 8981 2670 E bowsales@ludlowthompson.com W www.ludlowthompson.com

SHAFTESBURY ROAD EAST HAM



SOLD

REF: 1679020

2 Bed, Warehouse Style Apartment, Private Terrace, 1 Allocated Parking Space

Two Large Double Bedrooms - Spacious Private Terrace - Fourth Floor - Stunning Converted Sweet Factory - Bright & Spacious Apartment - Fantastic Views Of London Skyline

Offering an abundance of light and a huge private terrace, this two double bedroom apartment situated on the fourth floor of this highly desirable converted sweet factory. Provides bright and unique accommodation which has to be seen to be fully appreciated, boasting floor to ceiling windows with stunning views of the London Skyline, a bright reception and kitchen with access the large terrace, which spans the length of the property, and is ideal for entertaining, two large double bedrooms, one... **continued below**

Train/Tube - Upton Park, East Ham, Woodgrange Park, Forest Gate

Local Authority/Council Tax - Newham

Tenure - Leasehold

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Terrace City View



Reception



Kitchen



Bedroom



Bathroom



Terrace



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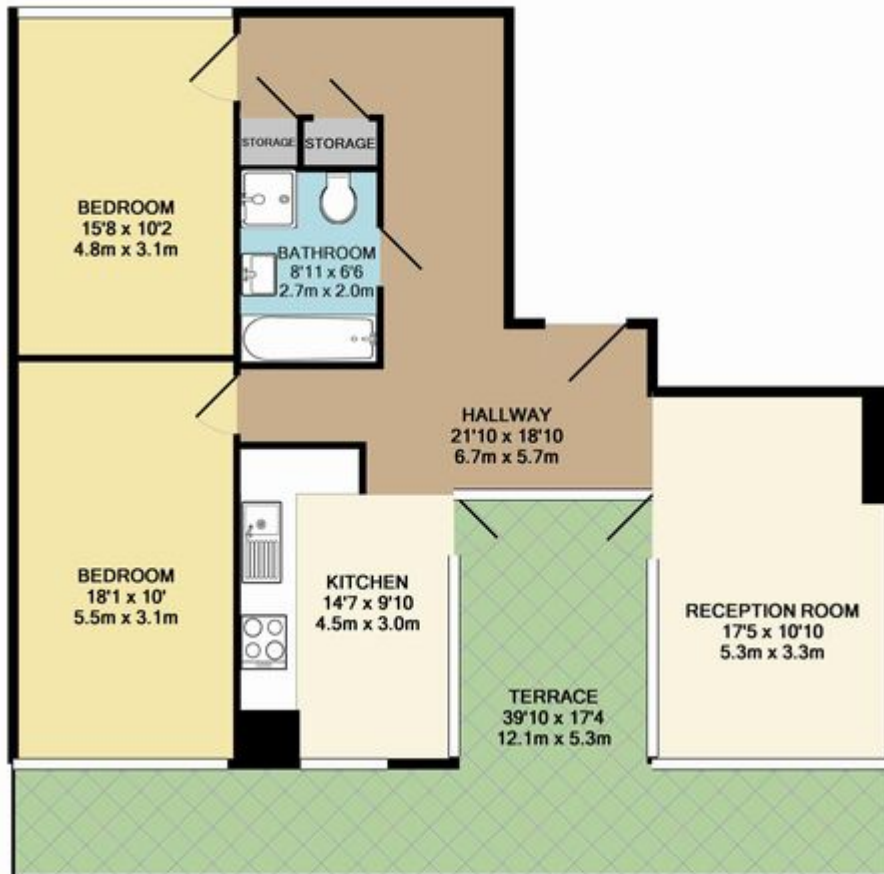
SHAFTESBURY ROAD EAST HAM



Exterior



SHAFTESBURY ROAD EAST HAM



TOTAL APPROX. FLOOR AREA 954 SQ.FT. (88.6 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 or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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Terrace City View

Reception

Kitchen

Bedroom

Bathroom

Terrace

Exterior

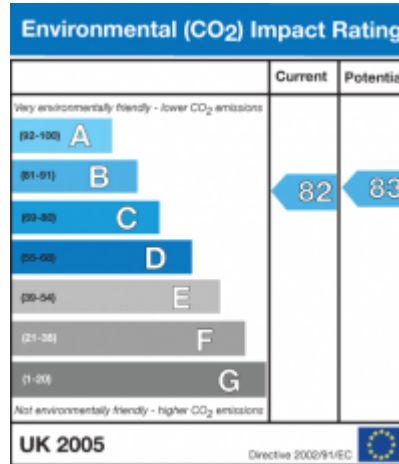
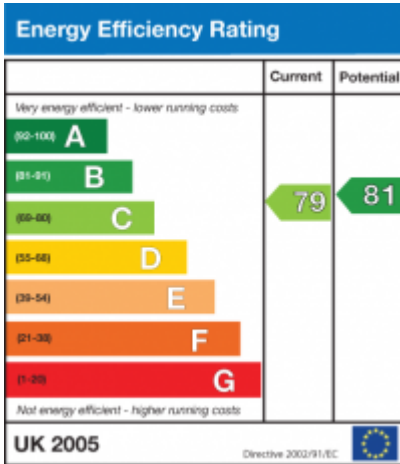
Tenure Details

Tenure - Leasehold

Lease Length - years



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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 1679020

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.