



City / Docklands Sales, 3-5 Dock Street, London E1 8JN

T 020 7480 0170 E docksales@ludlowthompson.com W www.ludlowthompson.com

SLY STREET SHADWELL



£460,000 FOR SALE

REF: 1684650

1 Bed, Warehouse Style Apartment

One Bedroom Apartment - Excellent Condition Throughout - Offered To The Market Chain Free - Stunning Warehouse Conversion. Share of Freehold! - High Ceilings - Excellent Transport Links

Stunning Warehouse Conversion! An amazing apartment within this beautifully converted warehouse off Commercial Rd, E1. The property boasts over 3m high ceilings and is beautifully finished throughout, with large open plan reception room and kitchen, double bedroom and modern three piece bathroom suite. Located ideally for easy access to the City and Canary Wharf via a choice of Tube and DLR stations, as well as a short walk to all the amenities of Commercial Rd, Brick Lane and Wapping, the prop... [continued below](#)

Train/Tube - Shoreditch, Shadwell, Aldgate East, Aldgate

Local Authority/Council Tax - Tower Hamlets

Tenure - Share of Freehold

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Exterior



Reception Room



Kitchen



Bathroom



Bedroom



Bedroom



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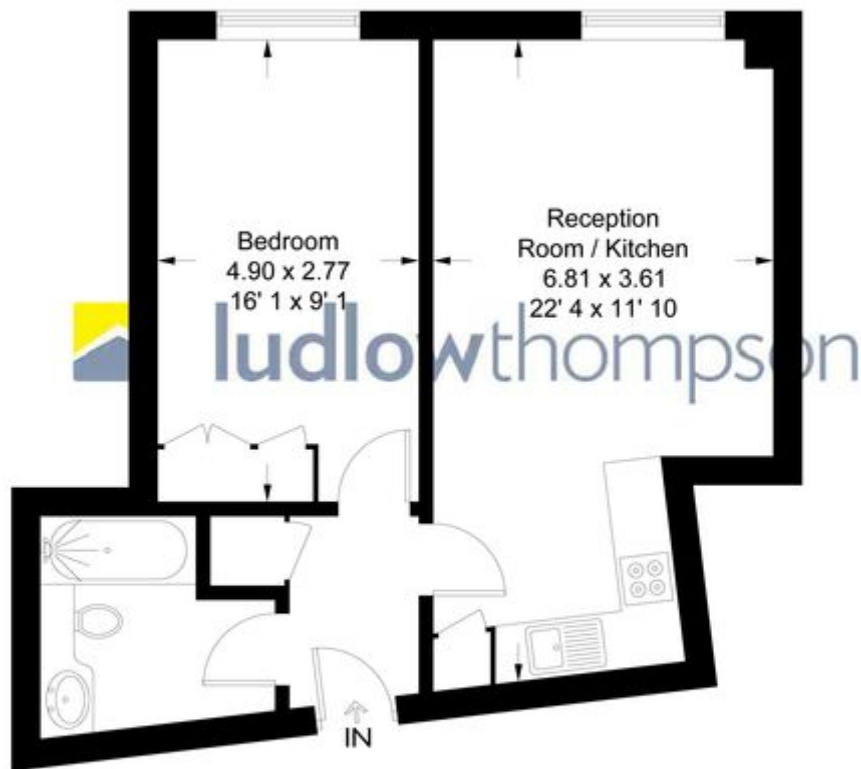
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Reception



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First Floor

Tate Apartments

Approximate Gross Internal Area = 491 sq ft / 45.6 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

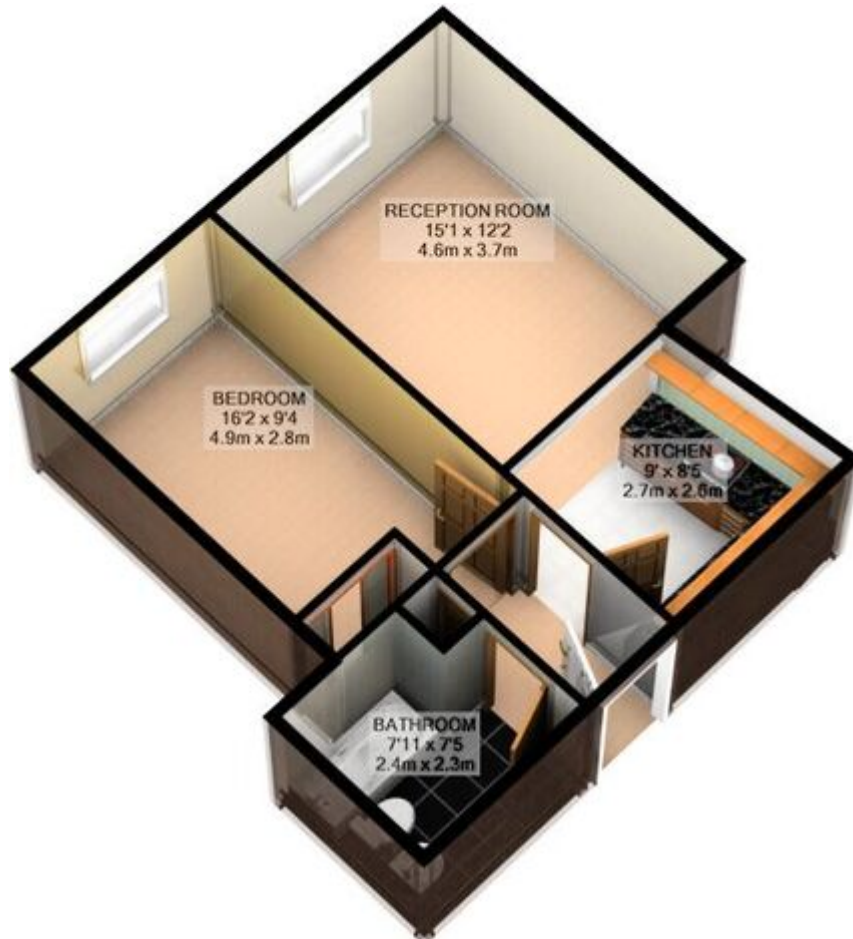
Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not 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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TOTAL APPROX. FLOOR AREA 498 SQ.FT. (46.3 SQ.M.)

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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Tenure Details

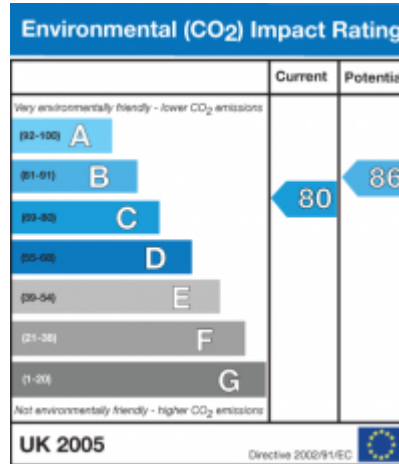
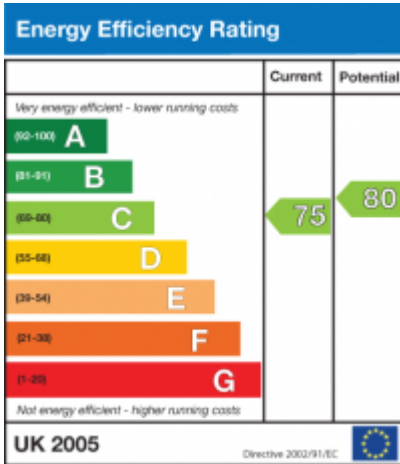
Tenure - Share of Freehold

Lease Expires - 110 years

Service Charges - £2400 per year



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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 City / Docklands Sales Office quoting 1684650

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.