



Bow Sales, 634-636 Mile End Road, Bow, London E3 4PH

T 020 8981 2670 E bowsales@ludlowthompson.com W www.ludlowthompson.com

TREVITHICK WAY BOW ROAD



SOLD

REF: 1961042

2 Bed, Purpose Built Apartment, Private Balcony

Private Balcony - Modern Development - Close to Local Amenities - Newly Refurbished - Open Plan Kitchen / Reception - Stylish Bathrooms

Findlay House E3. A superb newly refurbished two double bedroom, two bathroom apartment situated on the third floor of this contemporary modern block. Within close proximity to Bow Road Tube Station and local amenities, this stunning property consists of a large reception with floor to ceiling windows, private balcony, sleek semi open plan kitchen with all modern fixtures and fittings, two large double bedrooms, both with fitted wardrobes and one with a newly refurbished en-suite and a stylish ... [continued below](#)

Train/Tube - Bow Church, Bow Road, Mile End, Bromley-by-Bow

Local Authority/Council Tax - Tower Hamlets

Tenure - Leasehold

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Reception



Kitchen



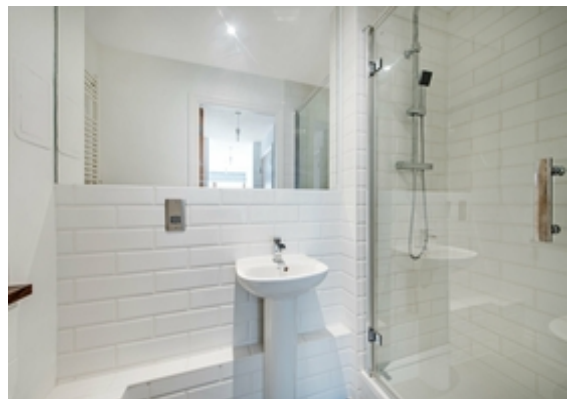
Reception alt



Balcony



Master bedroom



En-Suite



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Master Bedroom alt



2nd Bedroom



Bathroom



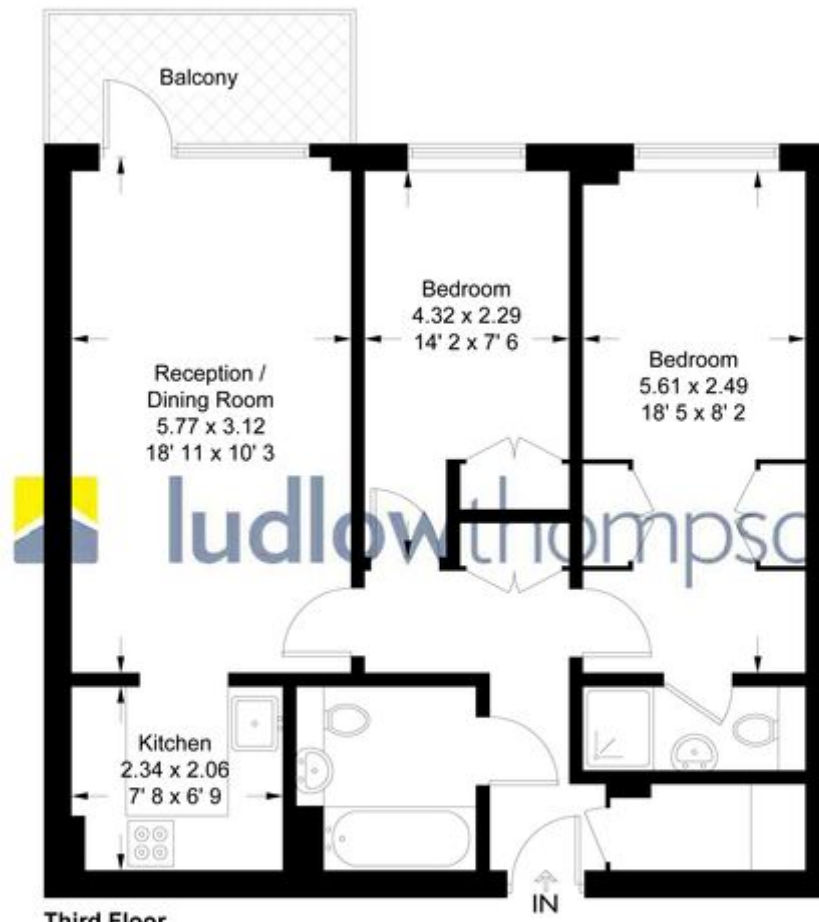
Communal area



Exterior



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Third Floor

Findlay House

Approximate Gross Internal Area = 696 sq ft / 64.7 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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Tenure Details

Tenure - Leasehold

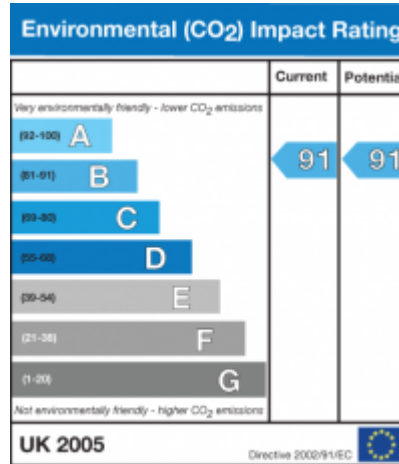
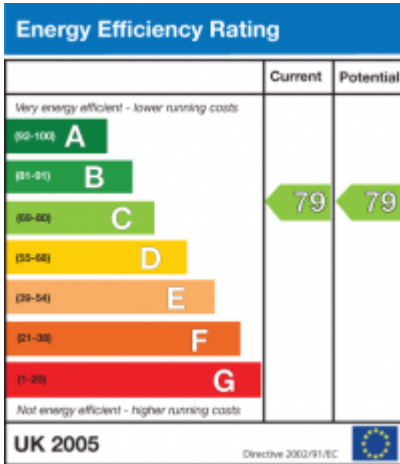
Lease Length - 244 years

Service Charges - £2400 per year

Ground Rent - £350 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 Bow Sales Office quoting 1961042

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.