



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

BLONDIN STREET BOW



SOLD

REF: 2294078

3 Bed, Conversion Apartment, Private Terrace

Over 1109 Sq Feet - Split Level - Two Bathrooms - Pub Conversion - Three Bedrooms - Mezzanine Level room

Guide Price £525,000 to £550,000. An excellent opportunity to acquire this stunning and spacious three double bedroom two bathroom, Pub conversion offering over 1109 square feet of living accommodation. Located within this desirable development on the historic Fairfield road, E3 with fantastic transport links to the City and Canary Wharf. This duplex apartment is presented in excellent condition, boasting its own private entrance and high spec finish. The lower level consists of a large open pl... [continued below](#)

Train/Tube - Bow Church, Mile End, Bow Road, Pudding Mill Lane

Local Authority/Council Tax - Tower Hamlets

Tenure - Leasehold

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Kitchen



Reception Alt



Bathroom



Master Bedroom



Master Bedroom Alt



Second Bedroom



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Bedroom Three



En-Suite



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LOWER GROUND FLOOR



GROUND FLOOR

TOTAL APPROX. FLOOR AREA 1109 SQ.FT. (103.0 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 misstatement. 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.
Made with Metropix ©2018

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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Kitchen

Reception Alt

Bathroom

Master Bedroom

Master Bedroom Alt

Second Bedroom

Bedroom Three

En-Suite

Tenure Details

Tenure - Leasehold

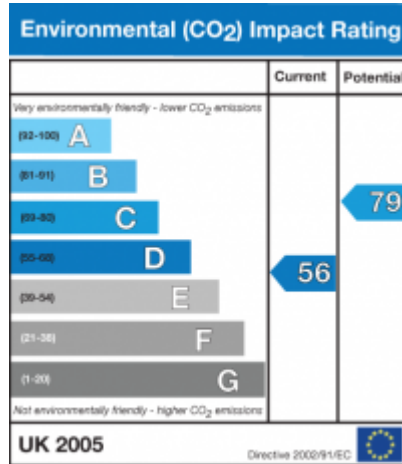
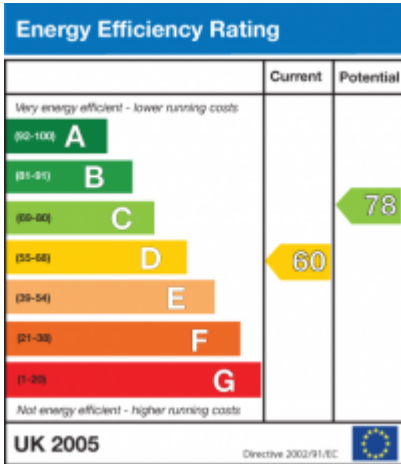
Lease Expires - 114 years

Service Charges - £326.40 per year

Ground Rent - £500 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 2294078

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.