



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

GRAY COURT STEPNEY GREEN



SOLD

REF: 2610304

2 Bed, Waterside Apartment, Communal Garden

Two Bed, Two Bathroom Apartment - Juliet Balcony - Brand New Designer Kitchen & Bathrooms - Canal Side Development - Modern Development - South Facing Aspect

Guide Price £465,000 to £485,000. An exceptional opportunity to acquire this modern, south facing apartment on the cusp of Regents canal, within very good reach of the City, Mile End's amenities and excellent transport links. We are delighted to offer this stunning raised ground floor apartment, stylishly presented with two double bedrooms one with feature wood paneling, two designer bathrooms and high specification kitchen with quartz worktop and exposed brick work feature wall. The property i... [continued below](#)

Train/Tube - Limehouse, Stepney Green, Mile End

Local Authority/Council Tax - Tower Hamlets

Tenure - Leasehold

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Reception



Reception Alt Angle 1



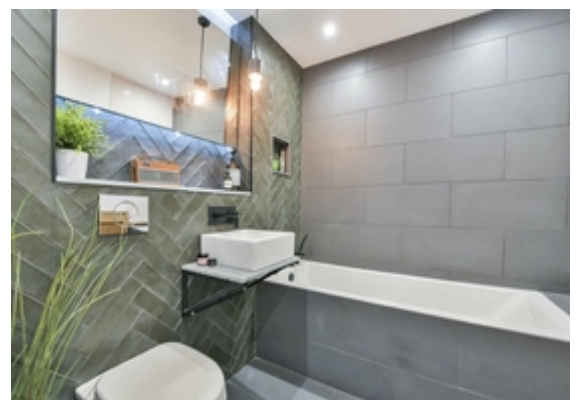
Kitchen



Master Bedroom



Bedroom



Bathroom



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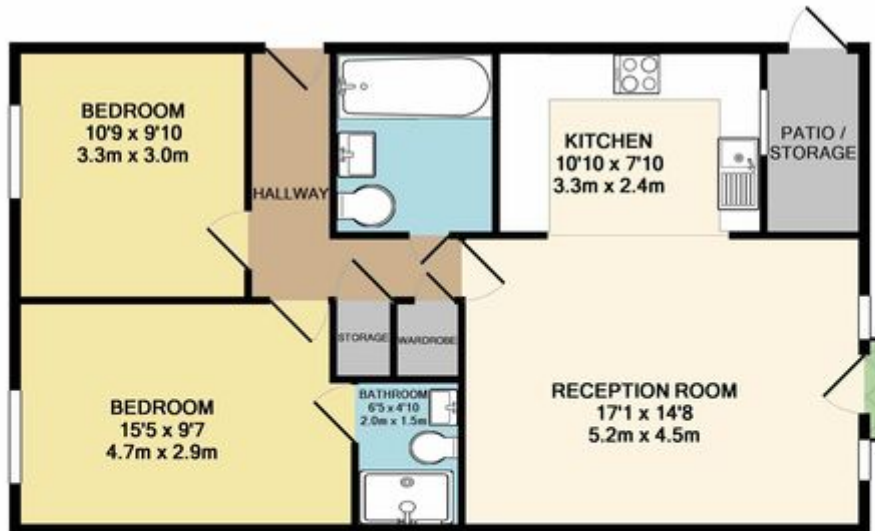
Exterior



Exterior alt



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TOTAL APPROX. FLOOR AREA 743 SQ.FT. (69.0 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 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.
Made with Metropix ©2019

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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Reception

Reception Alt Angle 1

Kitchen

Master Bedroom

Bedroom

Bathroom

Exterior

Exterior alt

Tenure Details

Tenure - Leasehold

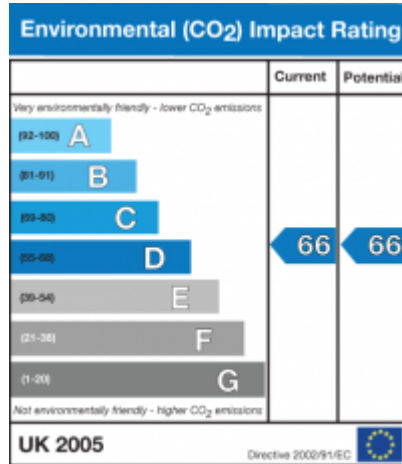
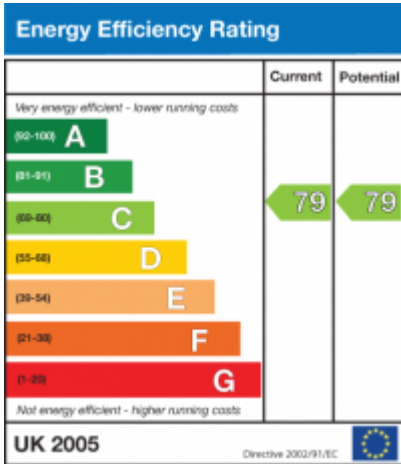
Lease Length - 113 years

Service Charges - £154.77 per month

Ground Rent - £150 per year



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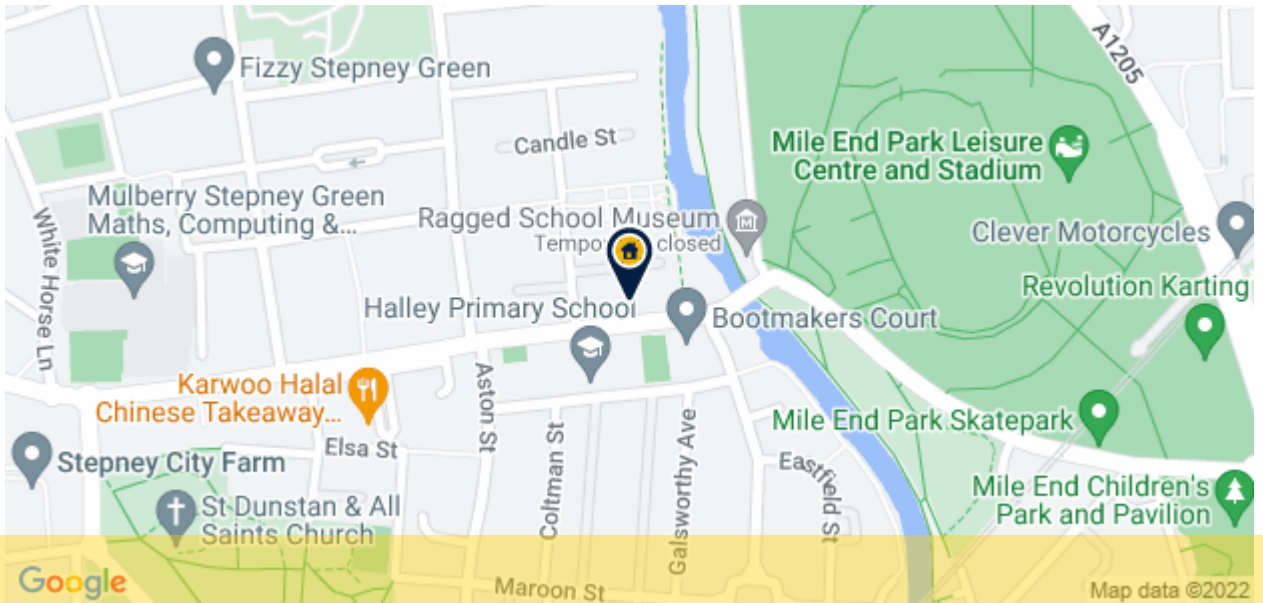




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When you want to view a property through us it helps to bear in mind the following:

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 2610304

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.