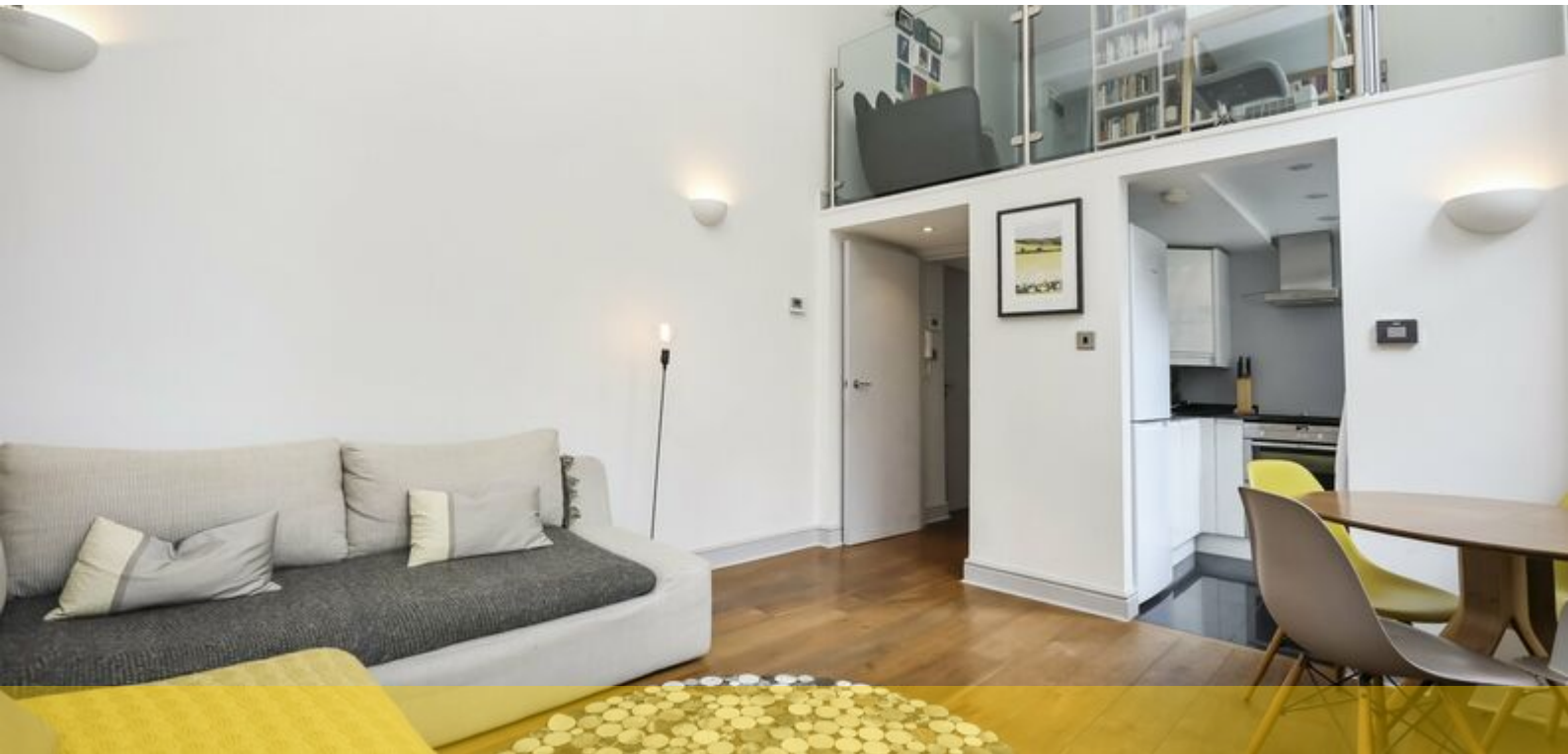




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# ARLINGTON BUILDING, BOW QUARTER BOW



**SOLD**

**REF: 2616102**

## 2 Bed, Purpose Built Apartment

Converted Victorian Building - Leisure center with Gym and Pool - Recently Refurbished - Two Bedroom Apartment - 24 Hour Concierge - Stunning Views of the Gardens & Water Feature

Rare to the market is this two bedroom split level apartment within this desirable Grade II Listed development 'The Bow Quarter'. The property is situated in the Arlington building on the ground floor, overlooking the stunning water fountain and communal courtyard, offering tranquil views of this prestigious development. This unique apartment has been fully refurbished recently by the current owners to an excellent standard so is offered in immaculate condition throughout, boasting secondary gl... [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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# ARLINGTON BUILDING, BOW QUARTER BOW



Kitchen



Study Room



Master Bedroom



Master Bedroom Alt



Bathroom



Bedroom 2



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# ARLINGTON BUILDING, BOW QUARTER BOW



Bedroom 2 Alt



Exterior



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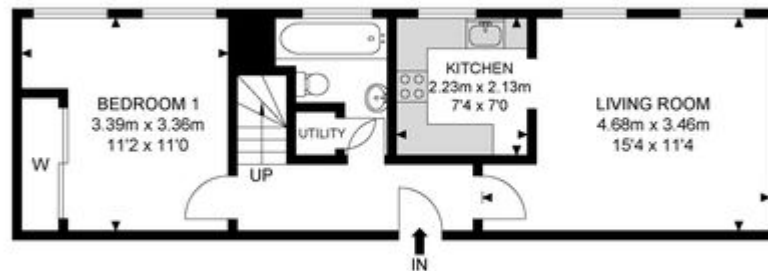
# ARLINGTON BUILDING, BOW QUARTER BOW



## Arlington Building



1st Floor



Ground Floor



APPROX. GROSS INTERNAL FLOOR AREA 698.57 SQ FT / 64.90 SQM

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 approximated 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 service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

© SpacePhoto

Photography and Floor Plan

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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# ARLINGTON BUILDING, BOW QUARTER BOW



Rare to the market is this two bedroom split level apartment within this desirable Grade II Listed development 'The Bow Quarter'. The property is situated in the Arlington building on the ground floor, overlooking the stunning water fountain and communal courtyard, offering tranquil views of this prestigious development. This unique apartment has been fully refurbished recently by the current owners to an excellent standard so is offered in immaculate condition throughout, boasting secondary glazing, a designer kitchen and updated central heating system. Comprising of a bright reception room with double height ceilings, large feature windows and stylish decor. A contemporary white gloss modern kitchen with integrated appliances, stylish family bathroom with heated towel rail, one large double bedroom with fitted wardrobe on the lower level. The upper level includes a study / office area overlooking the reception and communal garden offering an excellent working space with lovely views, good sized double second bedroom which is self contained also boasting secondary glazing. This stunning property also benefits from a secure underground parking space. An excellent first home or buy to let investment. Bow Quarter offers 24 hour concierge, convenience store, bar, restaurant and access to the leisure center with a swimming pool, Jacuzzi, sauna and gym. The development is a short walk from Bow Road tube station and Bow Church DLR. This gated development is very popular due to the location, facilities and history. Please call our helpful sales team on 0208 981 2670 to book your must see viewing.

Kitchen

Study Room

Master Bedroom

Master Bedroom Alt

Bathroom

Bedroom 2

Bedroom 2 Alt

Exterior

## Tenure Details

Tenure - Leasehold

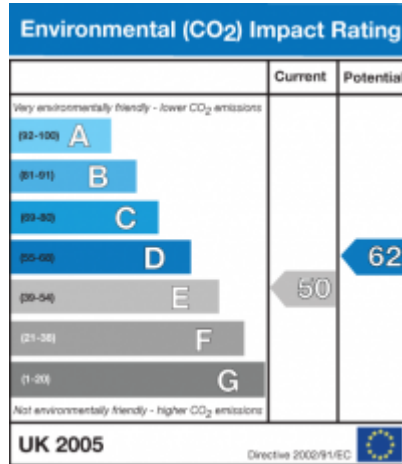
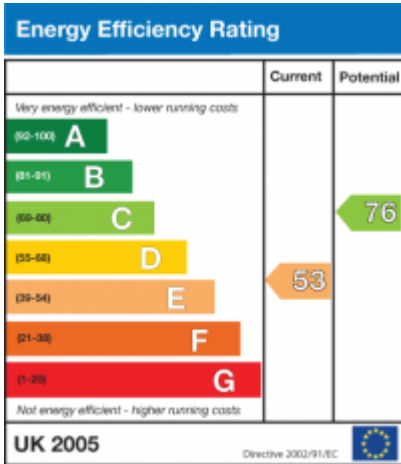
Lease Length - 95 years

Service Charges - £4250 per year

Ground Rent - £125 per year



# ARLINGTON BUILDING, BOW QUARTER BOW



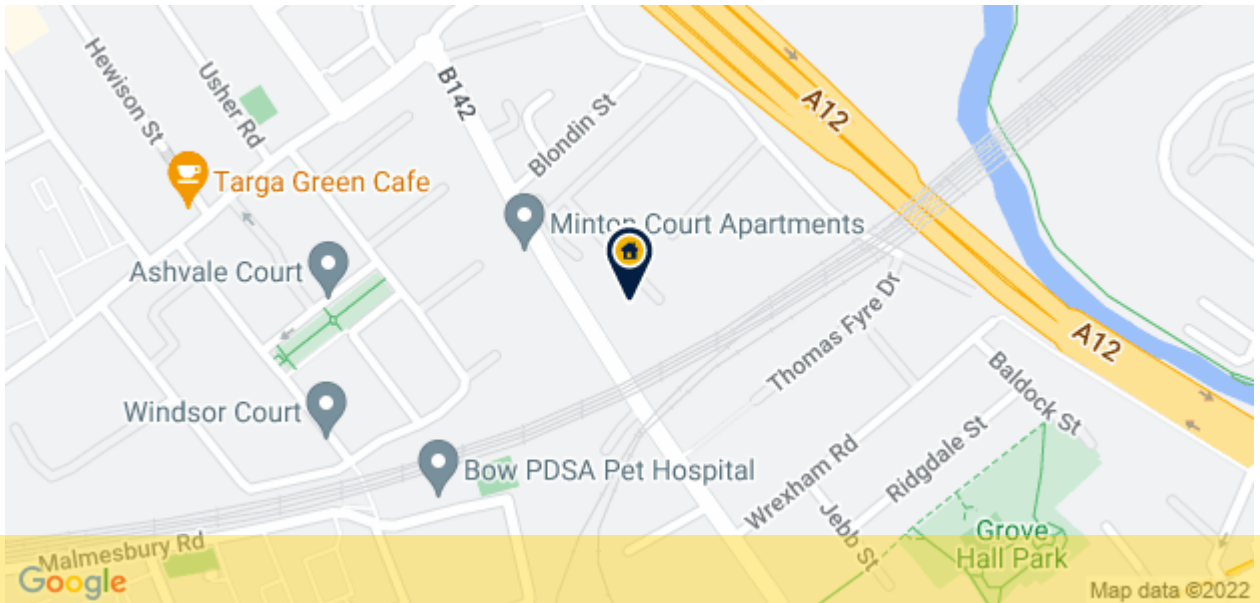




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# ARLINGTON BUILDING, BOW QUARTER BOW



CALL 020 8981 2670

REF: 2616102

## 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 2616102

## 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.

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