



Canada Water Sales, Unit 2 Montreal House Surrey Quays Road, London SE16 7AQ
T 020 7101 0236 E canadawatersales@ludlowthompson.com W www.ludlowthompson.com

BANGCROFT ROAD STEPNEY GREEN



SOLD

REF: 2640644

2 Bed, Terraced House, Private Garden, Permit Parking

Private Garden - Chain Free - Excellent Transport Links - Victorian House - Permit Parking - Close by To Local Amenities

Ludlow Thompson welcome to the market this charming two bedroom with additional office room, Victorian house ideally located between Stepney Green and Bethnal Green stations. This property has been recently renovated and is being sold chain free. Arranged over the ground and first floor, comprising of a reception room benefitting from a lovely bay window allowed lots of light into the property, an adjoining dining area and separate kitchen that leads out into the landscaped garden. On the upper... [continued below](#)

Train/Tube - Stepney Green, Bethnal Green, Cambridge Heath, Mile End

Local Authority/Council Tax - Tower Hamlets

Tenure - Share of Freehold

ludlowthompson



BANGCROFT ROAD STEPNEY GREEN



Exterior



Reception



Reception Alt



Dining Area



Dining Area Alt



Kitchen



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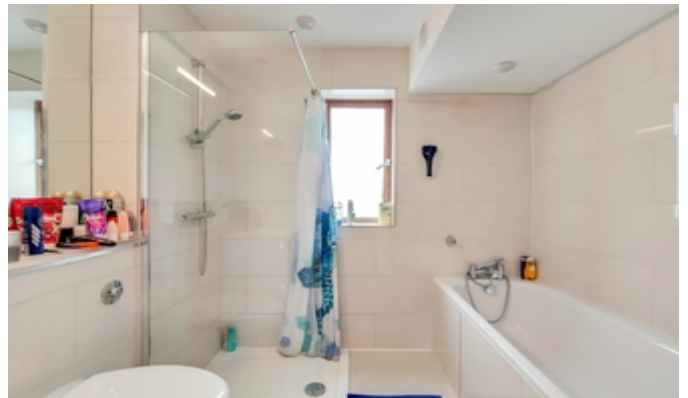
Master Bedroom



Master Bedroom Alt



Bedroom 2



Bathroom



Bedroom 3/Study



Garden



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Bancroft Road, E1		GROSS INTERNAL AREA 79.9 Sqm / 859.8 Sqft
LASTING DATE 10/06/2020	LASTED DATE PRINTED 28.03.2024	



GROSS INTERNAL AREA (GIA) The balance of the property. 79.9 Sqm / 859.8 Sqft	NET INTERNAL AREA (NIA) Excludes walls and external features. Includes carport, covered terrace. 72.3 Sqm / 778.7 Sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, carports etc. 0.0 Sqm / 0.0 Sqft	EXCLUDED AREA (EIA) Limited use area under 1.8m. 0.0 Sqm / 0.0 Sqft
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spec **RICS** **spec** **RICS**

Spec: Floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured to the scan.

DNV DE REGISTRATION
17.0 Sqm / 429.9 Sqft

DNV DE REGISTRATION
15.4 Sqm / 367.7 Sqft

DNV DE
3440228753349004000518944

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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Exterior

Reception

Reception Alt

Dining Area

Dining Area Alt

Kitchen

Master Bedroom

Master Bedroom Alt

Bedroom 2

Bathroom

Bedroom 3/Study

Garden

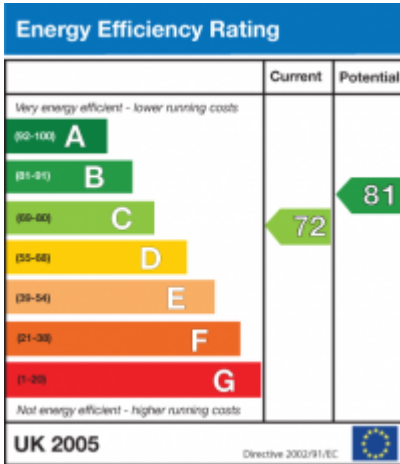
Tenure Details

Tenure - Share of Freehold

Lease Length - 105 years



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CALL 020 7101 0236

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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 Canada Water Sales Office quoting 2640644

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.