



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

T 020 8981 2670 E [bowsales@ludlowthompson.com](mailto:bowsales@ludlowthompson.com) W [www.ludlowthompson.com](http://www.ludlowthompson.com)

## AXIO WAY MILE END



OIEO **£625,000 FOR SALE**

REF: 2678724

### **3 Bed, Purpose Built Apartment, Private Terrace & Private Balcony**

Large Private terrace - Over 100 Square Foot - Chain Free - Stunning Duplex Apartment - Good transport links - Three Double Bedrooms

Ludlow Thompson welcome to the market this very unique, three bedroom duplex apartment situated just a short distance from Devons Road DLR. With over 1000 square foot of living space, this spacious property is flooded with natural light from the private terrace and floor to ceiling windows and benefits from uninterrupted views over the local green. The apartment comprises; a large open plan kitchen/reception with access to the private terrace, perfect for enjoying summer evenings, a modern, h... **continued below**

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

**Local Authority/Council Tax** - Tower Hamlets

**Tenure** - Leasehold

**ludlow**thompson



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Reception



Reception



Reception/Kitchen



Kitchen



Terrace



Terrace



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# AXIO WAY MILE END



Terrace View



Dining Area



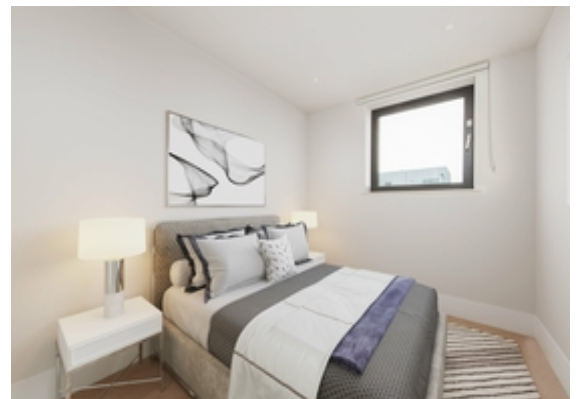
Bedroom One



Bedroom One



Bedroom Two



Bedroom Three





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Bathroom



Downstairs WC



Hallway



Exterior



Communal Gardens



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Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

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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The apartment comprises; a large open plan kitchen/reception with access to the private terrace, perfect for enjoying summer evenings, a modern, high spec kitchen and a downstairs W.C. Finished to an immaculate standard this apartment boasts three double bedrooms, a well presented upstairs bathroom, and a large additional private terrace.

Ideally located for London commuters, you have Devons Road and Langdon Park DLR stations nearby. Both Mile End and Bow Road Tube stations are also situated within 1 mile so perfect for easy access to The City and Canary Wharf. A stroll past the canal offers you an abundance of amenities in Hackney Wick and Limehouse, not forgetting Victoria Park which is also close by.

### Tenure Details

Tenure - Leasehold

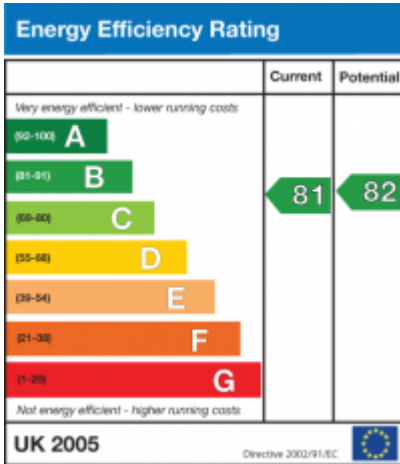
Lease Expires - 238 years

Service Charges - £3300 per year

Ground Rent - £350 per year



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REF: 2678724

### 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 2678724

### 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.