



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

41 ROOKWOOD WAY BOW



OIEO **£450,000 FOR SALE**

REF: 277196

1 Bed, Complex Apartment, Private Terrace, Private Balcony & Communal Garden

Modern Development With Canal Views - Underfloor Heating - Surrounded By Transport Links - Brilliantly Located One Bedroom - Two Private Balconies - Concierge & Residents' Gym

A Not To Be Missed Opportunity To Acquire This Stunning One Bedroom Apartment. Set in a brilliantly located modern development, overlooking the Herford Union Canal and benefiting from communal gardens and kids' park, a residents' gym, concierge, and Two Private Balconies! This spacious, light flat comprises a spacious double bedroom, a large reception with a modern, fully fitted open plan kitchen, a stylish bathroom, and built-in storage. Both the reception and bedroom lead out to two delight... [continued below](#)

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

Local Authority/Council Tax - Tower Hamlets

Tenure - Leasehold

ludlowthompson



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

41 ROOKWOOD WAY BOW



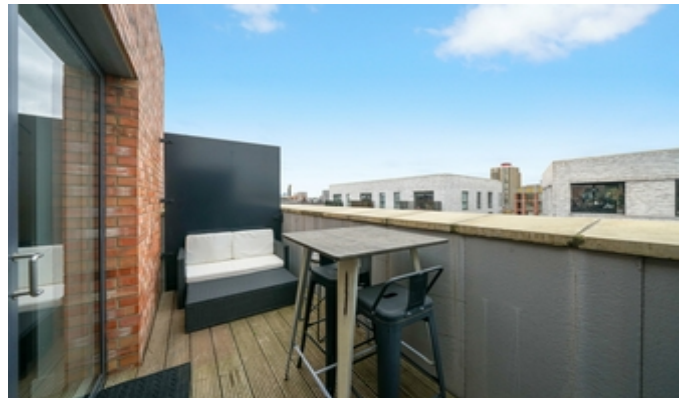
Reception / Kitchen



Reception / Kitchen



Reception / Kitchen



Balcony 1



Balcony 1



Balcony 1



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

41 ROOKWOOD WAY BOW



Reception / Kitchen



Reception / Kitchen



Hallway



Bedroom



Balcony 2



Bedroom



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

41 ROOKWOOD WAY BOW



Bathroom



Hallway



Exterior



Exterior



41 ROOKWOOD WAY BOW



Glow Court, Rookwood Way, E3
Approx. Gross Internal Area = 50.0sqm / 538.2sqft



Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



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.



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

T 020 8981 2670 E bowsales@ludlowthompson.com W www.ludlowthompson.com

41 ROOKWOOD WAY BOW



A Not To Be Missed Opportunity To Acquire This Stunning One Bedroom Apartment. Set in a brilliantly located modern development, overlooking the Herford Union Canal and benefiting from communal gardens and kids' park, a residents' gym, concierge, and Two Private Balconies!

This spacious, light flat comprises a spacious double bedroom, a large reception with a modern, fully fitted open plan kitchen, a stylish bathroom, and built-in storage. Both the reception and bedroom lead out to two delightful private balconies. The property boasts a high standard contemporary finish, underfloor heating and gets so much natural light, along with the added benefit of superb outdoors space.

Amazingly situated between Victoria Park and The Olympic Park, just a short stroll from either. It is conveniently an 8 minute walk from Hackney Wick overground station, and within walking distance from Roman Road Market, Bow Road tube (District line / Hammersmith & City) and Bow Church DLR. In this amazing location you are surrounded by a plethora of amenities, and get easy access to Canary Wharf and the City.

Tenure Details

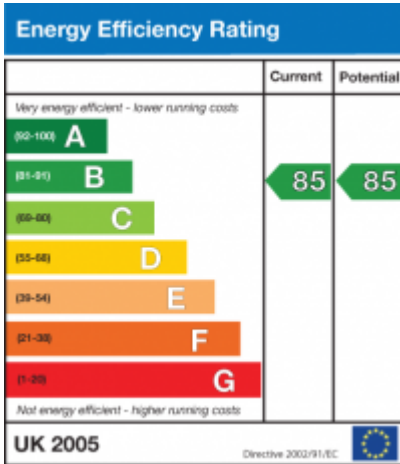
Tenure - Leasehold

Lease Expires - 244 years

Service Charges - £172.50 per month



41 ROOKWOOD WAY BOW

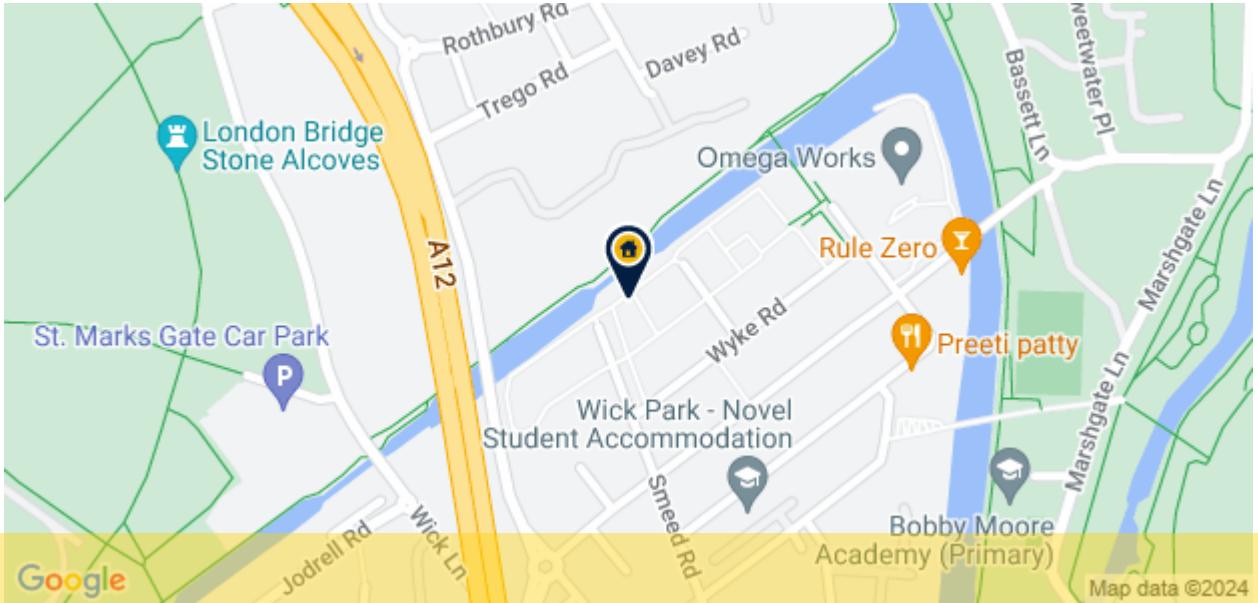




Bow Sales, 634-636 Mile End Road, Bow, London E3 4PH

T 020 8981 2670 E bowsales@ludlowthompson.com W www.ludlowthompson.com

41 ROOKWOOD WAY BOW



CALL 020 8981 2670

REF: 277196

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 277196

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.