



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)

## GEOFF CADE WAY MILE END



OIEO **£475,000 FOR SALE**

REF: 2795864

### **2 Bed, Purpose Built Apartment, Private Balcony & Communal Garden**

Two Double Bedroom Apartment - Stunning Finish Throughout - First Floor - Recently Built Development - West Facing Aspect / Balcony - ESW1 In Place

A great opportunity to acquire this bright and spacious, recently built apartment. Boasting two double bedrooms, one bathroom and a large open-plan kitchen and living room, set on the first floor within the prestigious St Paul's Square development. The property is perfectly located just minutes from Mile End Station (Central, District, Hammersmith & City Lines) and Devons Road DLR, offering amazing access to the City and Canary Wharf. This immaculate apartment offers west facing views from the... [continued below](#)

**Train/Tube** - Devons Road, Westferry, Bow Road, Mile End

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

**Tenure** - Leasehold

**ludlowthompson**



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# GEOFF CADE WAY MILE END



Kitchen



Kitchen Alt



Reception



Bathroom



Master Bedroom



Master Bedroom Alt





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Bedroom 2



Balcony



Balcony Alt



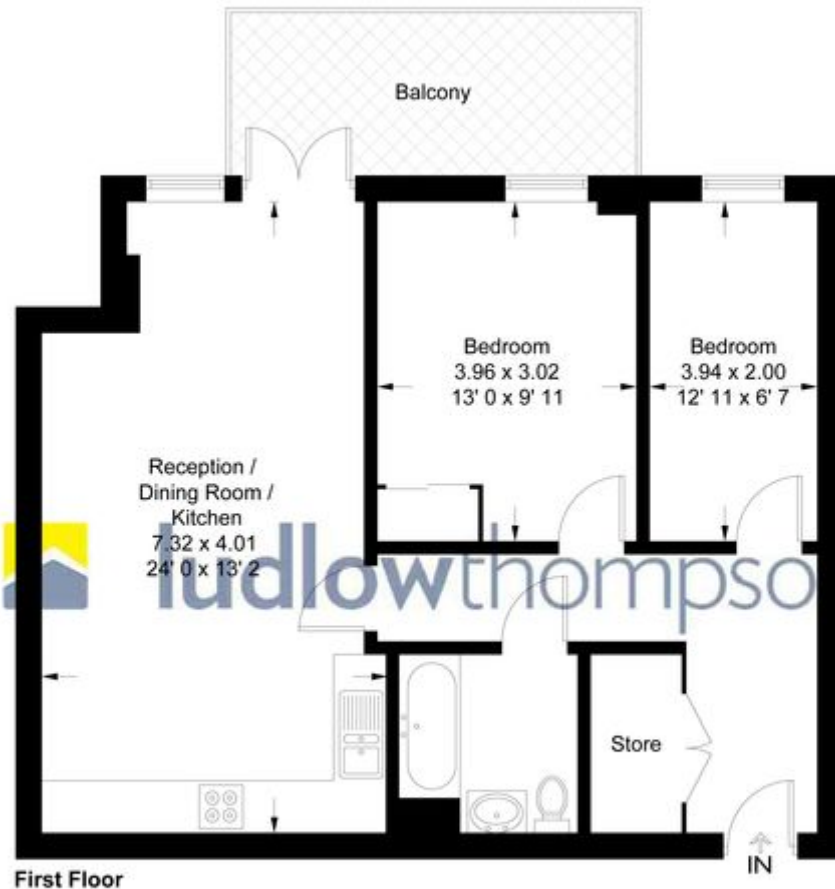
Exterior



Exterior Alt



# GEOFF CADE WAY MILE END



## Luff Court

Approximate Gross Internal Area = 704 sq ft / 65.4 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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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This immaculate apartment offers west facing views from the floor-to-ceiling windows throughout, large balcony, as well as a landscaped communal gardens to the rear of the development. The property is comprised of an open-plan kitchen and living room with high spec appliances, leading to the private balcony, two great sized bedrooms, one offering fitted wardrobes, stylish family bathroom and an entrance hallway, with substantial storage space throughout.

The transport links are hard to beat, with the apartment being only a few moments' walk from both the London Underground and the DLR as well as being within easy access of the A12 (providing excellent airport access by car in addition to public transport). The attractions of Canary Wharf and Stratford, with its Olympic Park and Westfield shopping centre, are less than 10 minutes away. Shoreditch, with its bars and restaurants and the City of London are less than 20 minutes away.

A fantastic opportunity to live in one of the most sought-after developments in Bow, E3. Please call our helpful sales team on 02089812670.

Kitchen

Kitchen Alt

Reception

Bathroom

Master Bedroom

Master Bedroom Alt

Bedroom 2

Balcony

Balcony Alt

Exterior

Exterior Alt

### Tenure Details

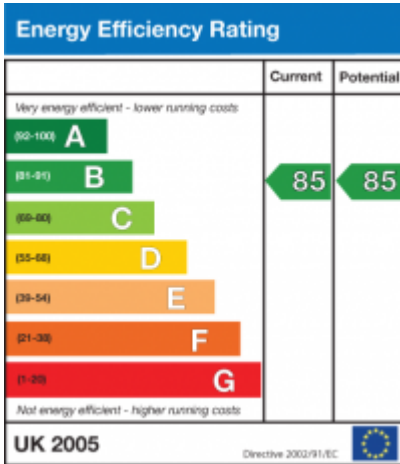
Tenure - Leasehold

Lease Length - 245 years

Service charges - £1308 per year  
**ludlowthompson**  
Ground Rent - £250 per year



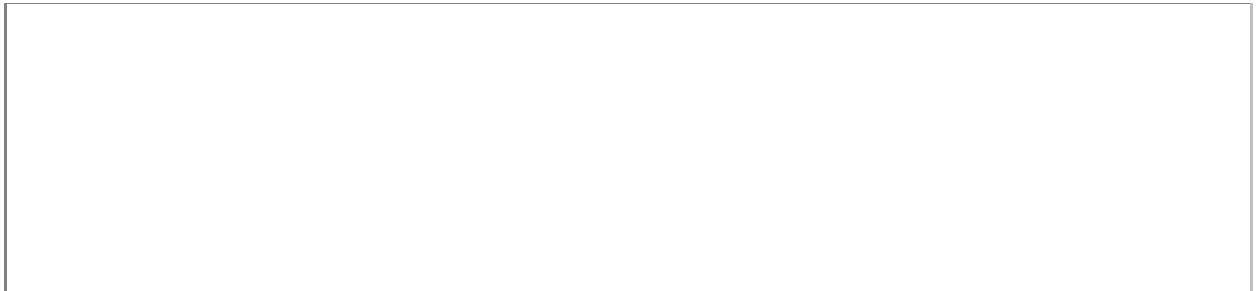
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**REF: 2795864**

**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 2795864**

**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.