



Docklands Sales, 3-5 Dock Street, London E1 8JN

T 020 7480 0170 E docksales@ludlowthompson.com W www.ludlowthompson.com

GLASSHOUSE FIELDS WAPPING EAST



OIEO **£475,000 FOR SALE**

REF: 2809752

3 Bed, Purpose Built Apartment, 1 Allocated Parking Space

Great Location - Private Off Street Parking - 100+ Year Lease - Three Genuine Double Bedrooms - Circa 850 SQF - Low Service Charge

Located moments away from both Shadwell & Limehouse Stations lies this much larger than average three bedroom apartment located on the first floor. Offered to the market chain free, this really would be a perfect first time buyer or potential Buy2Let investment due to the impressive rental potential and low service charge. The City of London and Canary Wharf are both located a short commute away. Comprising of three genuine double bedrooms, large open plan kitchen / living/ dining area and gen... [continued below](#)

Train/Tube - Limehouse, Shoreditch, Shadwell, Wapping

Local Authority/Council Tax - Tower Hamlets

Tenure - Leasehold

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Kitchen



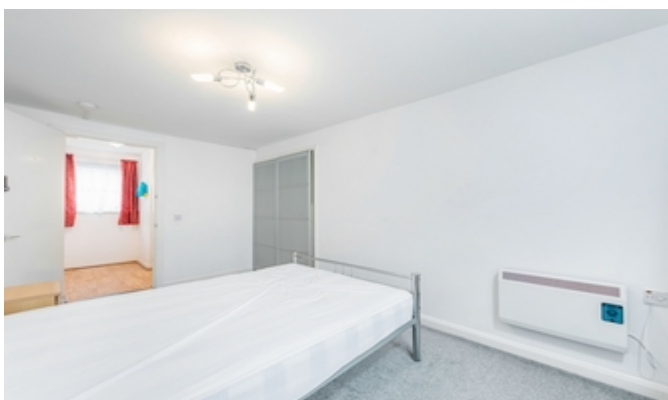
Living Room



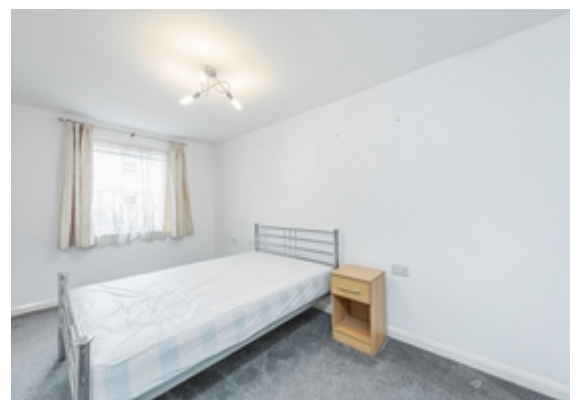
Living Room



Bedroom



Bedroom



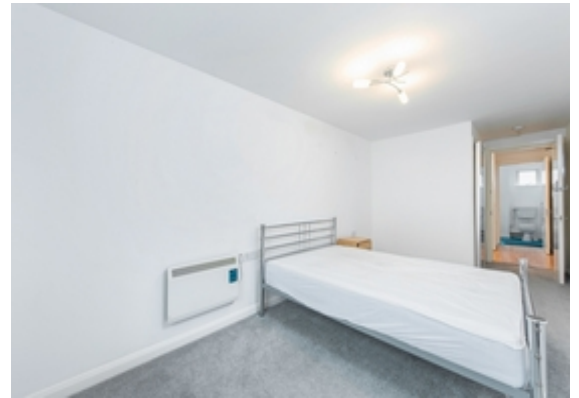
Bedroom



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Bedroom



Bedroom



Bathroom



Hallway



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Glasshouse Fields

Approximate Gross Internal Area = 846 sq ft / 78.6 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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Comprising of three genuine double bedrooms, large open plan kitchen / living/ dining area and generous bathroom. Further benefits include private allocated off street parking and ample storage options in the hallway. There's also a possibility to create a desk / work from home area in the hallway too.

The property is vacant and available to view immediately so please do call a member of our sales team to book your viewing.

Tenure Details

Tenure - Leasehold

Lease Length - 204 years

Service Charges - £800 per year

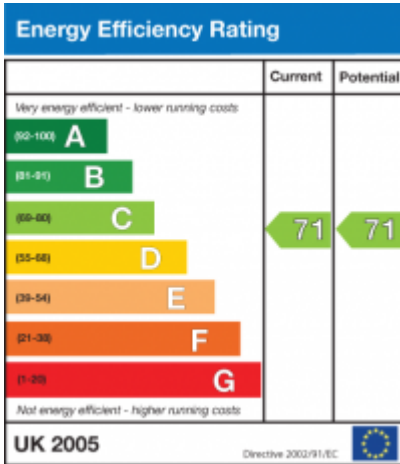
Ground Rent - £10 per year



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REF: 2809752

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 Docklands Sales Office quoting 2809752

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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