



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

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

## BRADY STREET WHITECHAPEL



**SOLD**

**REF: 2812518**

### **3 Bed, Purpose Built Apartment**

Three Genuine Double Bedrooms - Perfect First Purchase - Excellently Presented - Offered To The Market Chain Free - Ample Storage Options - Split Level

Located moments away from Whitechapel Station lies this unconventional three bedroom, split level ex local authority flat. Spanning over 1000sqf, this much larger than average, extremely well presented home would really be a perfect first step onto the property ladder or ideal Buy2Let investment. Having been fully renovated by the current owner in preparation for sale, this home really is the definition of 'turnkey'. Briefly comprising of, three genuine double bedrooms, the larger of which be... [continued below](#)

**Train/Tube** - Bethnal Green, Stepney Green, Whitechapel, Cambridge Heath

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

**Tenure** - Leasehold

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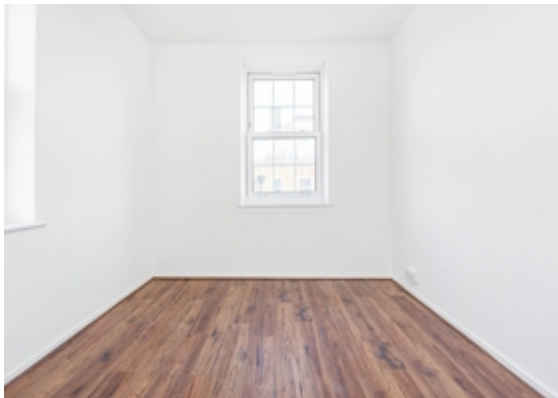
# BRADY STREET WHITECHAPEL



Living Room



Living Room



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 3



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# BRADY STREET WHITECHAPEL



Family Bathroom



Exterior



Communal Green



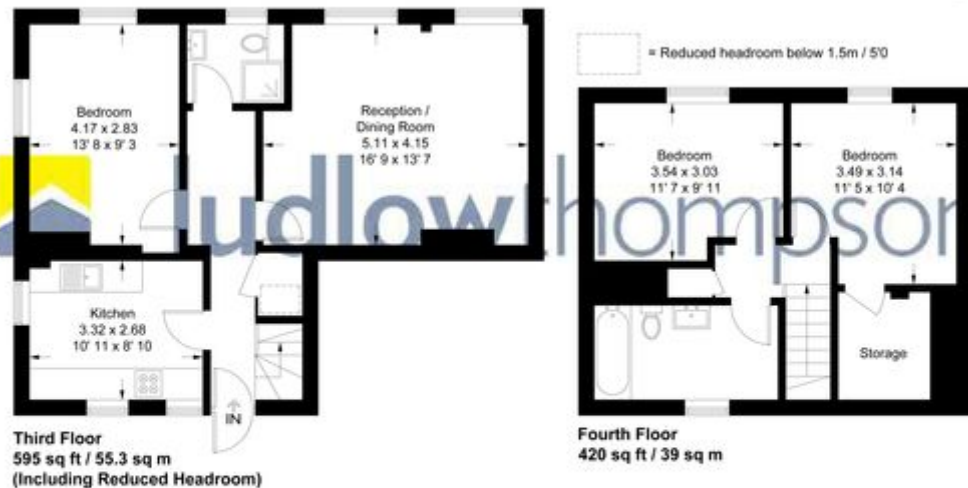
Kitchen



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## Harvey House

Approximate Gross Internal Area = 1011 sq ft / 93.9 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 4 sq ft / 0.4 sq m

Total = 1015 sq ft / 94.3 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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Having been fully renovated by the current owner in preparation for sale, this home really is the definition of 'turnkey'. Briefly comprising of, three genuine double bedrooms, the larger of which benefits from a walk in wardrobe, two bathrooms, one on each level, generous living / reception room and a separate modern kitchen complete with integrated appliances.

Excellent transport links are offered out of both Whitechapel & Bethnal Green Underground stations, the City of London & Canary Wharf are within a short commute. The Royal London Hospital is also a short stroll from the property.

Sure to go quickly, please do call a member of our sales team to book your viewing.

### Tenure Details

Tenure - Leasehold

Lease Length - 93 years

Service Charges - £2990 per year

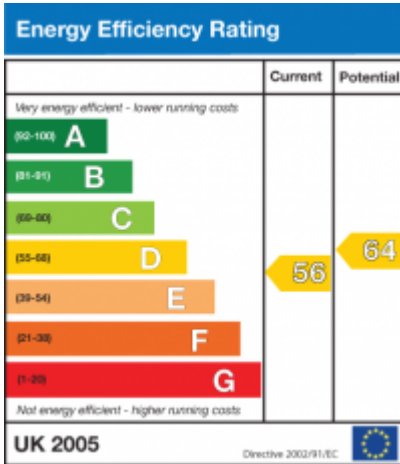
Ground Rent - £10 per year



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## BRADY STREET WHITECHAPEL



CALL 020 7480 0170

REF: 2812518

### 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 City / Docklands Sales Office quoting 2812518

### 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.