



City / Docklands Sales, 3-5 Dock Street, London E1 8JN
T 020 7480 0170 E docksales@ludlowthompson.com W www.ludlowthompson.com

CAVELL STREET SHADWELL



OIEO **£475,000** FOR SALE

REF: 2822112

1 Bed, Period Apartment, Communal Garden, Permit Parking

Additional office room - Bike Storage - Period Features Throughout - 1930's Period Conversion - Shared Communal Gardens - Minutes from Transport Links

A charming, bright and spacious 1 bedroom apartment, where you also have access to a second separate room which could be used as an office space located on the first floor of this 1930s period mansion block tucked away on Cavell Street, E1. This property comprises an entrance hallway, generous open-plan living room and work space, large double bedroom, family bathroom, modern fitted kitchen, spacious enough to accommodate a dining table and benefits from direct access to the communal gardens... [continued below](#)

Train/Tube - Shoreditch, Shadwell, Stepney Green, Aldgate East, Whitechapel

Local Authority/Council Tax - Tower Hamlets

Tenure - Leasehold

ludlowthompson



CAVELL STREET SHADWELL



Reception



Reception



Reception



Bedroom 1



Bedroom 1



Hallway



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Bathroom



Kitchen



Kitchen



Bedroom 2



Kitchen Exit



Communal Garden



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Greenwich Court, Cavell Street, E1
Approx. Gross Internal Area = 48.5sqm / 522.0sqft



First Floor



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.

Maison
VUE

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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A charming, bright and spacious 1 bedroom apartment, where you also have access to a second separate room which could be used as an office space located on the first floor of this 1930s period mansion block tucked away on Cavell Street, E1.

This property comprises an entrance hallway, generous open-plan living room and work space, large double bedroom, family bathroom, modern fitted kitchen, spacious enough to accommodate a dining table and benefits from direct access to the communal gardens below - perfect for summer evenings.

The development is quiet and comes with secured fob access and well-maintained communal areas.

Period features can be seen throughout, including the original fireplace. The property is well placed for those commuting to both the City and Canary Wharf. Whitechapel and Shadwell are equidistant stations (District, Hammersmith & City, DLR and Overground).

There are plenty of local amenities within the local area including parks, restaurants, shops, supermarkets, cafes and bus links. Excellent nightlife and eateries can be found nearby at Brick Lane, Spitalfields and Shoreditch.

Viewings come highly recommended. For appointments, please contact the City & Docklands team on 0207 480 0120.

Tenure Details

Tenure - Leasehold

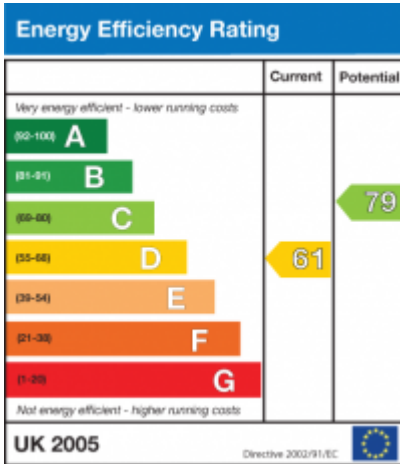
Lease Expires - 981 years

Ground Rent - £30 per year

Service Charges - £365 per quarter



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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 2822112

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.