



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

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

PORTSOKEN STREET TOWER HILL



SOLD

REF: 2822136

1 Bed, Complex Apartment, 1 Allocated Parking Space

Modern fixtures and fittings - Concierge - Local Amenities easily accessible - Fantastic location - Plenty of wardrobe space - Close proximity of the city

An excellent property with wooden flooring throughout situated moments from Tower Bridge with a concierge service. The property comprises of a large double bedroom with lots of fitted wardrobe space, a large bathroom, good sized living room and a fully fitted kitchen with modern fixtures and fittings. The property is 3 minute walk to Tower Gateway, with an easy 12 minute commute to Canary Wharf E14 and a 5 minute walk to The City EC1. Please call the City and Docklands team for viewings on 020... **continued below**

Train/Tube - Tower Gateway, Aldgate, Aldgate East, Tower Hill

Local Authority/Council Tax - City of London

Tenure - Leasehold

ludlowthompson



PORTSOKEN STREET TOWER HILL



Reception



Reception



Dining Area



Kitchen



Kitchen



Kitchen



PORTSOKEN STREET TOWER HILL



Bedroom



Bedroom



Bathroom



Hallway



Concierge



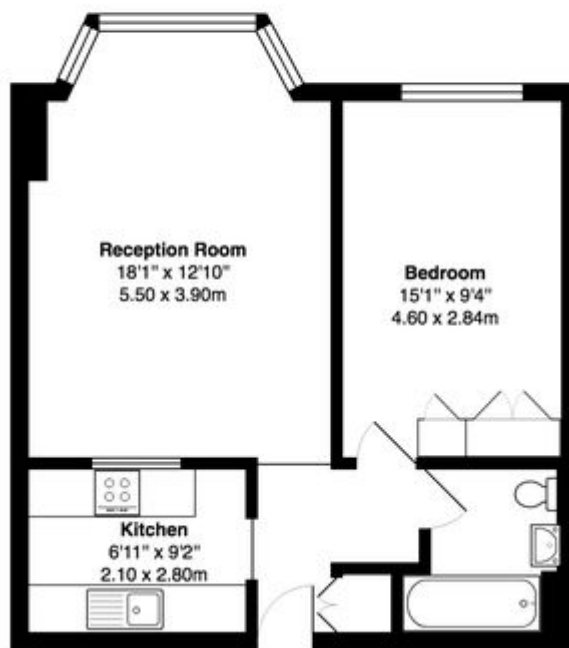
Exterior



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3rd floor

Marlyn Lodge, Portsoken Street, E1

Total Area: 532 ft² ... 49.4 m²

Floor plan are for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

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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Tenure Details

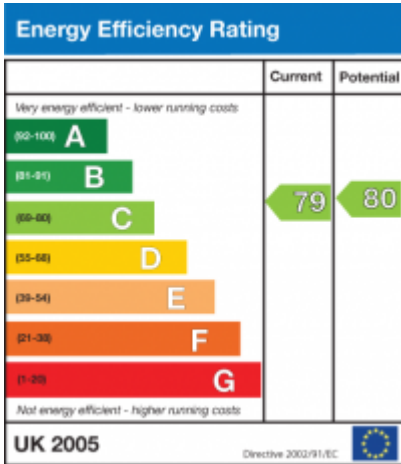
Tenure - Leasehold

Lease Length - 87 years

Service Charges - £1200 per year



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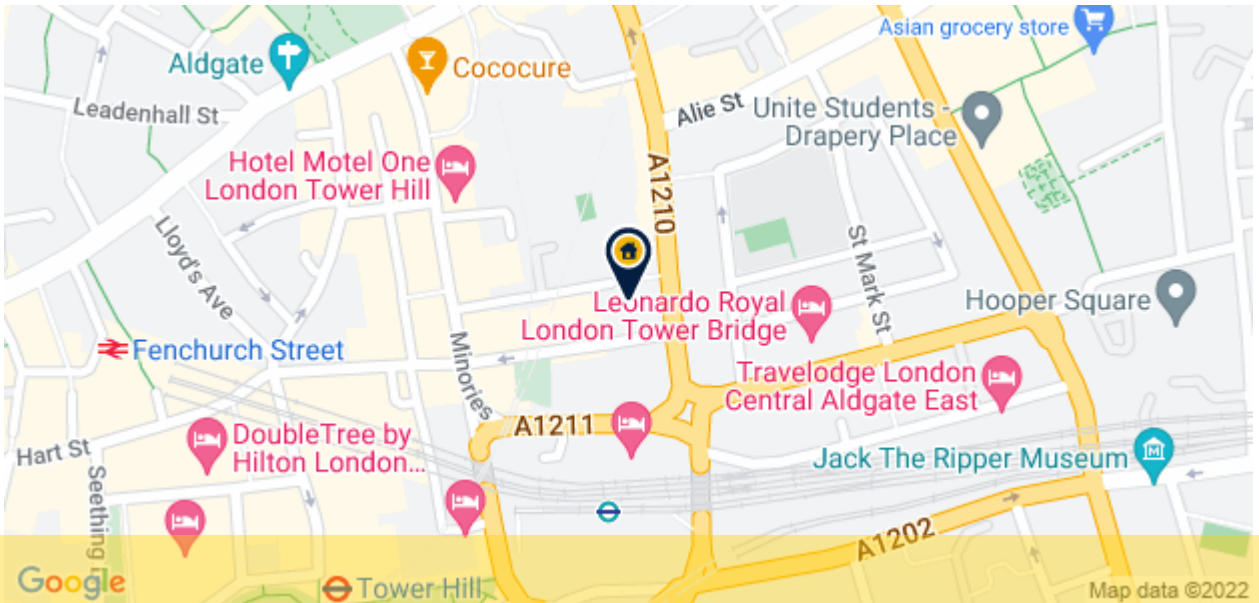




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CALL 020 7480 0170

REF: 2822136

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 2822136

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.