



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

## GOWERS WALK TOWER HILL



OIEO **£600,000 FOR SALE**

REF: 2822752

### **2 Bed, Purpose Built Apartment, Private Balcony**

7 Minutes From Aldgate East Tube - Surrounded By Amenities - Top Floor Flat - Sold Chain Free - Surrounded By Transport Links - Large Private Balcony

Stunning, Spacious Two Bedroom Apartment with a Large Private Balcony, in the highly sought after City Quarter Development. The development offers an entry phone system, lift and a secure cycle store. No Chain. The property measures nearly 660 sq ft and has enjoys a generous amount of natural light, coming through the huge balcony, which stretches across the entire length of the apartment. It comprises a large, bright reception with a superb, modern open-plan fitted kitchen, leading out onto t... **continued below**

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

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

**Tenure** - Leasehold

**ludlowthompson**



# GOWERS WALK TOWER HILL



Reception / Kitchen



Reception / Kitchen



Reception / Kitchen



Balcony



Balcony



Reception / Kitchen



# GOWERS WALK TOWER HILL



Reception / Kitchen



Reception / Kitchen



Hall



Bedroom 1



Bedroom 1



Bedroom 1





# GOWERS WALK TOWER HILL



Bedroom 2



Bedroom 2



Hall



Bathroom



Exterior



Exterior



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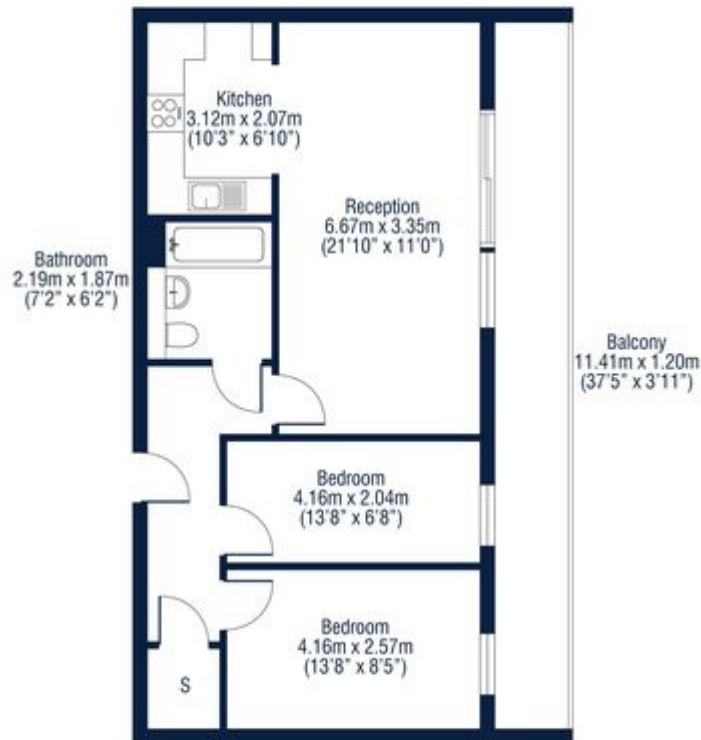
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# GOWERS WALK TOWER HILL



## Gowers Walk, E1

Approx. Gross Internal Area = 61.2sqm / 658.8sqft



Fifth 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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The property measures nearly 660 sq ft and has enjoys a generous amount of natural light, coming through the huge balcony, which stretches across the entire length of the apartment. It comprises a large, bright reception with a superb, modern open-plan fitted kitchen, leading out onto the balcony; two good sized double bedrooms and a modern bathroom.

Located just a few minutes' walk from Tower Gateway DLR, Aldgate station (Circle / Metropolitan), Aldgate East and Tower Hill tubes (District line / Hamermith & City), offering excellent transport links to the City, Canary Wharf and West End. There is an abundance of local amenities on your doorstep, including the Curzon Cinema and the restaurants/bars of St Katherines Dock, Bricklane and Spitalfields.

Please call our City and Docklands team for viewings on 020 74800170.

### Tenure Details

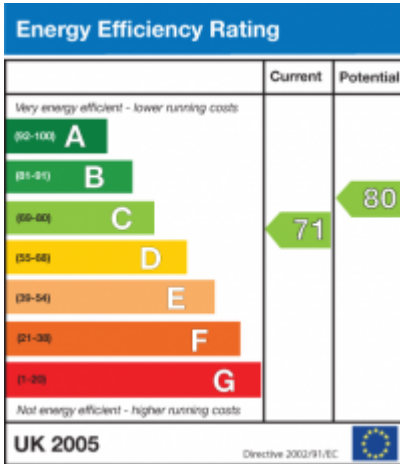
Tenure - Leasehold

Lease Length - 108 years

Service Charges - £160 per month



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## GOWERS WALK TOWER HILL



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REF: 2822752

### 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 2822752

### 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.