



**Bow Sales**, 634-636 Mile End Road, Bow, London E3 4PH  
T 020 8981 2670 E [bowsales@ludlowthompson.com](mailto:bowsales@ludlowthompson.com) W [www.ludlowthompson.com](http://www.ludlowthompson.com)

## COPPERFIELD ROAD MILE END



**£390,000 FOR SALE**

**REF: 2831624**

### **1 Bed, Purpose Built Apartment, Private Balcony, 1 Underground Parking Space**

Private Balcony - Quiet Residential Road - Secure Bike Storage - EWS1 compliant - Underground Parking - Roof Terrace with Panoramic Views

A stunning, modern one bedroom canal side apartment on Copperfield Road. Presented to the market chain free, benefiting from a private balcony spanning the width of the property, underground parking space and bike storage, and a communal roof garden with panoramic views of London's skyline on the floor above. It comprises a large reception with an open plan kitchen, a double bedroom, a modern bathroom and a wide balcony that you can access from both the reception and the bedroom. The Property ... [continued below](#)

**Train/Tube** - Stepney Green, Devons Road, Limehouse, Mile End

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

**Tenure** - Leasehold

**ludlowthompson**



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# COPPERFIELD ROAD MILE END



Reception / Kitchen



Reception / Kitchen



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# COPPERFIELD ROAD MILE END



Reception / Kitchen



Hallway



Bedroom



Bedroom



Bedroom



Bathroom





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# COPPERFIELD ROAD MILE END



Balcony



Balcony



Roof Terrace



Roof Terrace



Exterior



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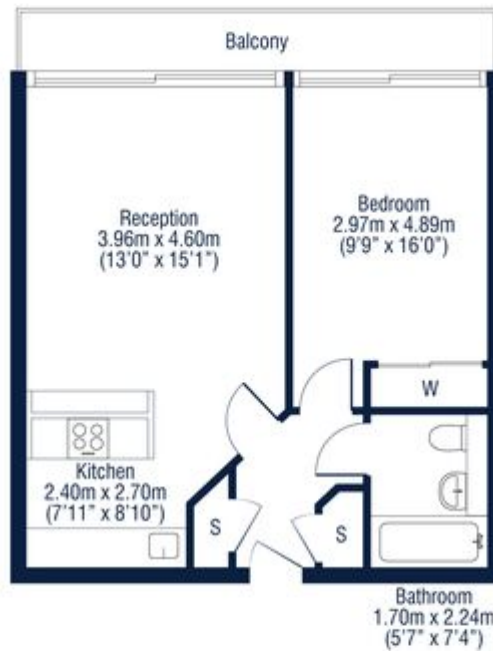
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# COPPERFIELD ROAD MILE END



## Candy Wharf, Copperfield Road, London E3

Approx. Gross Internal Area = 51.7sqm / 556.5sqft



Sixth 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 stunning, modern one bedroom canal side apartment on Copperfield Road. Presented to the market chain free, benefiting from a private balcony spanning the width of the property, underground parking space and bike storage, and a communal roof garden with panoramic views of London's skyline on the floor above.

It comprises a large reception with an open plan kitchen, a double bedroom, a modern bathroom and a wide balcony that you can access from both the reception and the bedroom. The Property is bright and spacious, with generous amounts of natural light flowing in through the full-wall to ceiling glass balcony doors. Even the bathroom has such a sleek modern finish!

The property lies right between Regent's canal and Mile End Park Leisure Centre and Stadium, with views of the Mile End Tennis Courts and Stadium from the balcony and not to be missed are 360 views of London from roof garden!

It is located a few minutes' walk from Mile End Station (Central / District line / Hammersmith & City) and surrounded by ample bus links. The area is filled with local amenities and schools.

### Tenure Details

Tenure - Leasehold

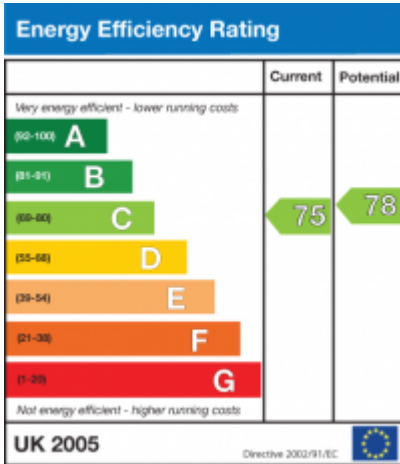
Lease Length - 110 years

Ground Rent - £200 per year

Service Charges - £3186 per year



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**REF: 2831624**

### **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 Bow Sales Office quoting 2831624**

### **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.