



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

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

CABLE STREET TOWER HILL



SOLD

REF: 2838808

2 Bed, Purpose Built Apartment, Private Terrace & Shared Terrace, Permit Parking

Ideal Project for First-Time-Buyer/Investor - Ample Storage Space - Potential To Add Third Bedroom - A Fantastically Spacious Two Bedroom Flat - Private Terrace - Ground Floor With Private Access

LudlowThompson are delighted to present to the market this spacious two bedroom apartment, ideal for first-time buyers and investors alike, set within a well-maintained ex-local authority development. Conveniently located within close reach of The City, Canary Wharf and the amenities of Wapping/Whitechapel, this thoughtfully designed flat set on the ground floor benefits from its own private access and comprises a large entrance hallway, housing separate kitchen with direct access to the priva...

continued below

Train/Tube - Shadwell, Wapping, Tower Gateway, Tower Hill, Whitechapel

Local Authority/Council Tax - Tower Hamlets

LudlowThompson



CABLE STREET TOWER HILL



Reception



Kitchen



Terrace



Terrace



Kitchen



Kitchen



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Kitchen



Reception



Hallway



Bedroom 1



Bedroom 1



Bedroom 2



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Bedroom 2



Hallway



Bathroom



Exterior



Exterior



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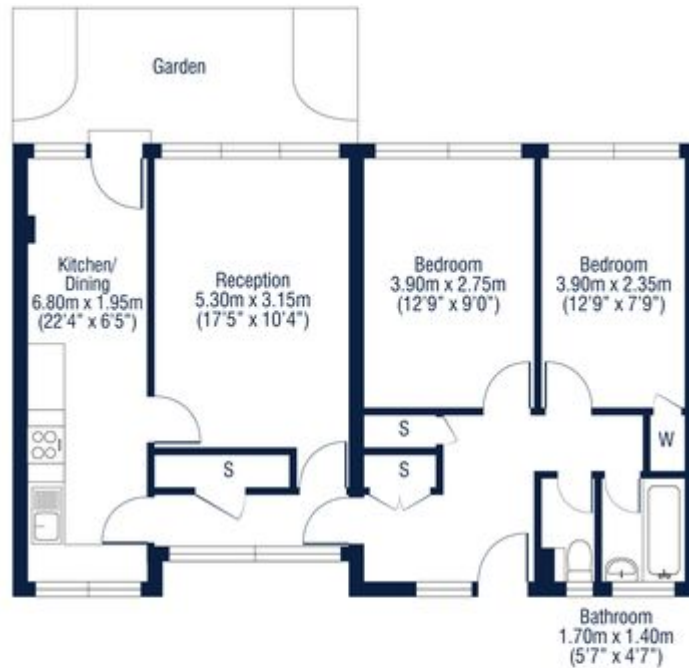
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Noble Court, Cable Street, E1

Approx. Gross Internal Area = 71.0sqm / 764.2sqft



Ground 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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Conveniently located within close reach of The City, Canary Wharf and the amenities of Wapping/Whitechapel, this thoughtfully designed flat set on the ground floor benefits from its own private access and comprises a large entrance hallway, housing separate kitchen with direct access to the private terrace, separate reception, separate WC, family bathroom and two double bedrooms. Ample storage cupboard can be seen throughout.

For those looking to add value, the property could happily be converted into a 3 bedroom apartment.

The location of the property is in a much sought-after area, surrounded by parks and gardens, ideal for those looking for easy access to The City or the lively vibe of Shoreditch and Brick Lane.

Shadwell Overground & DLR, Tower Hill Underground, Tower Gateway DLR, and Fenchurch Street, National Rail are all within a short walking distance and provide great transport links to all parts of London and beyond.

Local bus services and lots of TFL bike stations make traveling in and around the area super easy.

St Katherines Dock with its wide range of waterside bars, restaurants, and entertainment is just around the corner.

There is a good choice of local independent shops and businesses and both Waitrose and Sainsbury are within a five to ten minute walk.

For those who like a little art and culture, the little gem that is Wiltons Music Hall is just moments away or maybe you would prefer to take a short stroll and enjoy the unique atmosphere of Wapping with its historic riverside inns, a network of waterways, and charming cobbled streets.

It's also worth noting that the property is just a few hundred yards away from Royal Mint Court a property in East Smithfield, in London's East End, close to the City of London financial district.

The site was the home of the Royal Mint from 1809 until 1967 and was earlier the site of a Cistercian abbey, built-in 1348 and known in its time as Eastminster. Eastminster's foundations are well preserved and visible in the partially open basement of the site. Planning permission has been granted for the New Chinese Embassy to be built on the site, which will make the area extremely attractive to shrewd investors.

Viewings come highly recommended. For appointments, please call the City & Docklands team on 020 7480 0170.

Tenure Details

Tenure - Leasehold

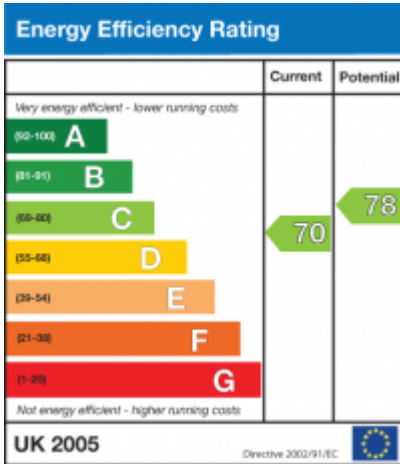
Lease Expires - 89 years

Service Charges - £1200 per year

Ground Rent - £10 per year

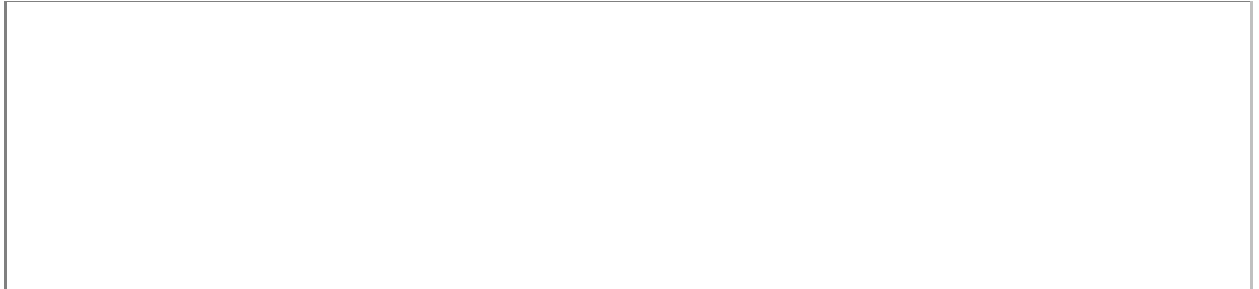


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When you want to view a property through us it helps to bear in mind the following:

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 2838808

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.