



Bow Sales, 634-636 Mile End Road, Bow, London E3 4PH

T 020 8981 2670 E bowsales@ludlowthompson.com W www.ludlowthompson.com

URSULA GOULD WAY LIMEHOUSE



SOLD

REF: 2839452

3 Bed, Purpose Built Apartment, Private Balcony, 1 Allocated Parking Space

Private Balcony - Communal Roof Terrace - Three Bedrooms - Chain Free - Great Location - Allocated Underground Parking Space

A spacious, bright, chain free, three-bedroom apartment in a fantastic location right by the Limehouse Cut! It benefits from a private balcony, a communal roof terrace and an allocated parking space in a secure underground car park which also includes shared bike storage. It comprises a spacious main bedroom including an ensuite shower room, a second double bedroom, a family bathroom, and a large reception with a modern, open-plan fitted kitchen. The reception leads into a third, bedroom perfe... **continued below**

Train/Tube - Devons Road, Westferry, West India Quay, Poplar

Local Authority/Council Tax - Tower Hamlets

Tenure - Leasehold

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Reception / Kitchen



Reception / Kitchen



Reception / Kitchen



Patio



Bedroom



Bedroom



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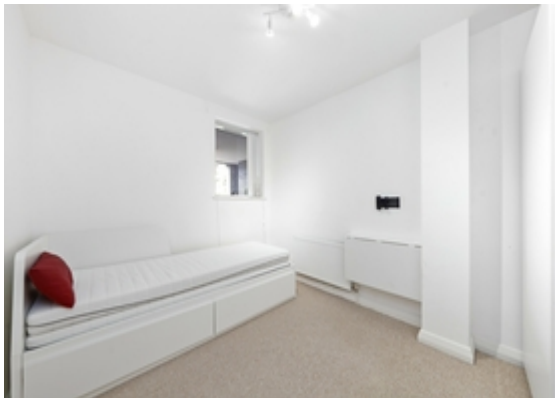
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Bathroom



Bedroom



Bedroom



Main Bedroom



Ensuite



Exterior



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Ursula Gould Way, E14

Approx. Gross Internal Area = 66.9sqm / 720.1sqft



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 of furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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It comprises a spacious main bedroom including an ensuite shower room, a second double bedroom, a family bathroom, and a large reception with a modern, open-plan fitted kitchen. The reception leads into a third, bedroom perfect for a home office and nursery, and out to the private balcony with beautiful views over the canal. The property has a sleek modern finish overall and enjoys a generous flow of sunlight!

Located just a couple of minutes walk from Bartlett Park and surrounded by local amenities and bus links, with easy access to the heart of the City!

Nearby stations include Devons Road and Langdon Park DLR, Bromley-by-Bow and Mile End tube Stations (District line / Hammersmith & City / Central) and Limehouse station (c2c / DLR).

Tenure Details

Tenure - Leasehold

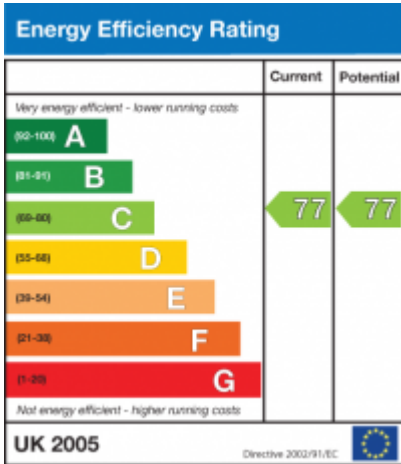
Lease Length - 113 years

Service Charges - £230 per year

Ground Rent - £300 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 Bow Sales Office quoting 2839452

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.