



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

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

SHACKLETON WAY DOCKLANDS



SOLD

REF: 2841370

1 Bed, Complex Apartment, Private Balcony, Communal Garden & Shared Terrace

Uninterrupted River Views - Minutes To London City Airport - High Ceilings - Immaculate Ultra-Modern One Bedroom Apartment - Large Private Balcony - Floor-To-Ceiling Windows

LudlowThompson are delighted to offer to the market this ultra-sleek, one bedroom apartment, presented to the market chain free. Set within this riverside development, the apartment benefits uninterrupted river views, which can be enjoyed from the kitchen/dining/living space, private balcony and bedroom, allowing in a plethora of light through floor-to-ceiling windows, in this thoughtfully designed apartment. Upon entering the flat you are met with a roomy entrance hallway, which houses a... [continued below](#)

Train/Tube - Gallions Reach, Cyprus, King George V, North Woolwich

Local Authority/Council Tax - Newham

Tenure - Leasehold

ludlowthompson



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Reception / Kitchen



Kitchen



Kitchen



Reception



Balcony



Balcony



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Bedroom



Bedroom



Bedroom



Hallway



Bathroom



Hallway



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Exterior



Exterior



Exterior



Exterior



Exterior



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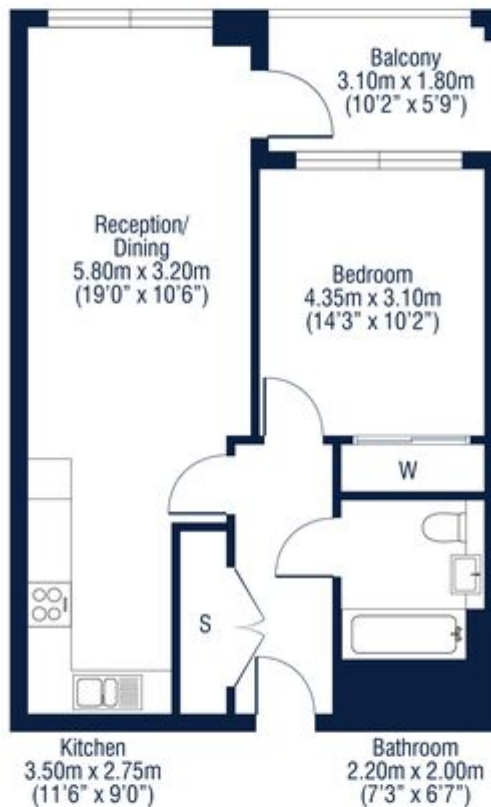
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Hamme Building, Shackleton Way, E16

Approx. Gross Internal Area = 51.0sqm / 548.9sqft



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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Upon entering the flat you are met with a roomy entrance hallway, which houses a large storage cupboard to your left and the spacious family bathroom to your right, straight ahead is the double bedroom, with high ceilings and built in mirrored wardrobe, now back into the hallway and right is the open-plan fully integrated kitchen, dining and living space, which leads to the private balcony.

Beneath the balcony a small play area will be built and finished with greenery, to compliment this peaceful nook of the development. Plans can be seen and works are due to be finalised within the coming months.

Stylishly designed and impeccably well-kept, this flat is perfect for the first-time-buyer/investor looking for that 'brand new' finish.

Further benefits include secured under-croft bike storage and a selection of on-site amenities such as cafés and restaurants.

Located only 2 miles from London City Airport (less than 10 minutes drive) and a 10 minute walk from Gallions Reach DLR station, with easy reach of the long awaited Elizabeth Line - 8 minutes from Gallions Reach Station to Custom House station - for fast connections across the City.

The development is also situated near the University of East London, the stunning Royal Victoria Gardens, and a wide selection of bus links, for easy access into the City/Canary Wharf.

Viewings come highly recommended. For appointments, kindly contact the City and Docklands team on 020 7480 0170.

Tenure Details

Tenure - Leasehold

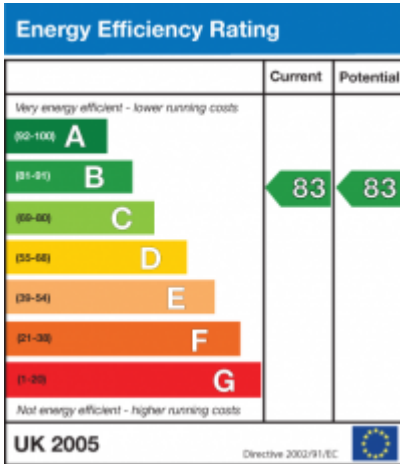
Lease Length - 176 years

Service Charges - £1656 per year

Ground Rent - £300 per year



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CALL 020 7480 0170

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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 2841370

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.