



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

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

HARFORD STREET STEPNEY GREEN



SOLD

REF: 2842038

1 Bed, Purpose Built Apartment, Private Balcony & Communal Garden

Communal Gardens - Fantastic Transport Options - Private Balcony - Cash Buyers - Online Auction - Moments From Mile End Park - Secure Bike Storage

For Sale By Online Auction. Starting Bids £250,000. Terms and Conditions Apply. Terms and Conditions Apply. Offered to the market is this appealing and beautifully presented apartment, situated on the 4th floor in the popular and modern Graciosa Court. Benefiting from a private balcony, extensive communal garden, secure bike storage and permit parking if required. Conveniently located for commuting to both Canary Wharf and The City. Accommodation comprises a spacious bathroom, a generously s... **continued below**

Train/Tube - Limehouse, Stepney Green, Mile End

Local Authority/Council Tax - Tower Hamlets

Tenure - Leasehold

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Reception



Reception Alt



Kitchen



Balcony



Balcony Alt



Bathroom



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Bedroom



Bedroom Alt



Exterior



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Graciosa Court, Harford Street, E1
Approx. Gross Internal Area = 47.5sqm / 511.3sqft



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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Accommodation comprises a spacious bathroom, a generously sized double bedroom with floor to ceiling windows and bespoke wardrobes. The stunning open plan kitchen/living area is bright and welcoming and ideally leads out to a private balcony. The kitchen area has high spec integrated appliances, modern finish with plenty of storage and work top space. A large double storage cupboard can be found in the hallway as you enter the property.

Ideally located between three stations; Stepney Green (District and Hammersmith and City), Mile End Station (District, Hammersmith and City and Central) and Limehouse (DLR) you have fantastic links into Canary Wharf, central London and beyond. Also located in short proximity to Whitechapel which has Elizabeth Line (Crossrail) services – serving Bond Street in 10 minutes and Heathrow in 35 minutes. The apartment is moments from Mile End Park which flows into Victoria Park which hosts exciting festivals, events and entertainment and leisurely strolls can be enjoyed on the River Thames Path. Remedial works will be needed, however no costs will fall on the leaseholders.

This property is being sold subject to unconditional reservation fee auction terms and conditions. A legal pack is available to download to allow buyers to make an informed decision on their purchase. We advise that buyers download this legal pack prior to bidding. A deposit will be payable of 5% of the purchase price, which contributes toward the overall purchase price of the property. In addition to the purchase price, a reservation fee of 4.5% including VAT subject to a minimum of £6,000 including VAT is payable and does not form part of the purchase price. All deposits and reservation fees are payable on a non-refundable basis. Where a reservation fee is payable by the buyer, the seller has opted to sell with no fees. As a result, a lower reserve price is usually agreed taking this into consideration.

Tenure Details

Tenure - Leasehold

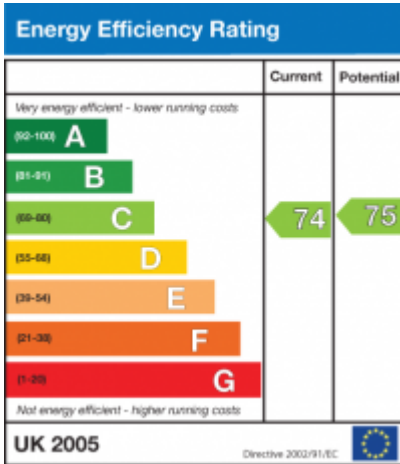
Lease Length - 239 years

Service Charges - £144.83 per month

Ground Rent - £300 per year



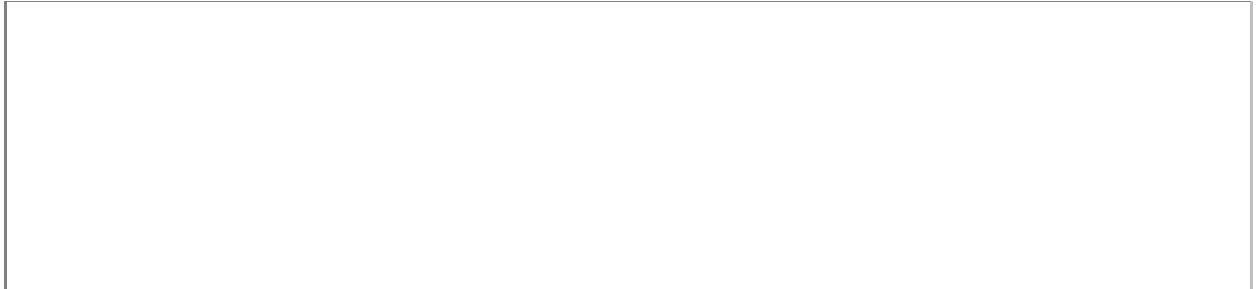
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When you want to view a property through us it helps to bear in mind the following:

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 2842038

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.