



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

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

DOCK STREET TOWER HILL



01EO **£500,000 FOR SALE**

REF: 2843758

2 Bed, Complex Apartment

2 Bed, 1 Bath Apartment - Secured Access - Excellent Transport links to City/Canary Wharf - Modern Development - 2nd Floor With Lift - 590 Square Feet

LudlowThompson are delighted to offer to the market, this immaculately presented 2 bed, 1 bath modern apartment. Set on the second floor the property comprises spacious entrance hallways, two double bedrooms, a large modern bathroom and a generous open-plan living room with modern fitted kitchen. The property also benefits from ample storage throughout with large windows, allowing a plethora of light in. The location of the property is in a much sought-after area, especially for those lookin... [continued below](#)

Train/Tube - Tower Gateway, Tower Hill, Aldgate East, Aldgate

Local Authority/Council Tax - Tower Hamlets

Tenure - Leasehold

ludlowthompson



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bedroom aspect 1



bathroom



bedroom 1



bedroom 2



Kitchen



living room aspect 2



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External



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Dock Street



2nd Floor



APPROX. GROSS INTERNAL FLOOR AREA 589.86 SQ FT / 54.80 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximated and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

© SpacePhoto

Photography and Floor Plan

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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Set on the second floor the property comprises spacious entrance hallways, two double bedrooms, a large modern bathroom and a generous open-plan living room with modern fitted kitchen. The property also benefits from ample storage throughout with large windows, allowing a plethora of light in.

The location of the property is in a much sought-after area, especially for those looking for easy access to The City or the lively vibe of Shoreditch and Brick Lane. 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-minute walk. For those who like a little art and culture, the little gem that is Wiltons Music Hall is just one street 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

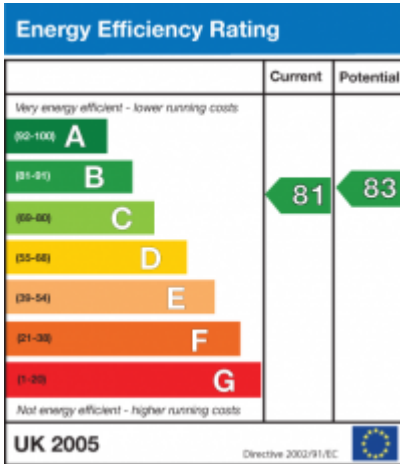
Lease Expires - 108 years

Ground Rent - £350 per year

Service Charges - £4900 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 2843758

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.