



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

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

THE HIGHWAY WAPPING EAST



SOLD

REF: 2859406

2 Bed, Waterside Apartment, Communal Garden & Shared Terrace, 1 Allocated Parking Space

Gym and Swimming Pool at Extra Cost - 24hr Concierge - Thames-Side Location - Expansive Warehouse Conversion - Secure Parking - Period Features Set in Grade II Listed Building

A stunning, 1099 sq ft, split level, two bedroom, two bathroom apartment in a Grade II listed warehouse conversion in Wapping, benefiting from secure parking, 24hr concierge and access to residents' gym and swimming pool at extra cost. The property is finished to high modern standard and has retained excellent period features, with gorgeous hardwood floors. a sleek, fully-fitted, open-plan kitchen / reception, chic ceiling features, two spacious bedrooms, two contemporary bathrooms and amply... **continued below**

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

Local Authority/Council Tax - Tower Hamlets

Tenure - Leasehold

ludlowthompson



THE HIGHWAY WAPPING EAST



Bedroom



Kitchen



Reception



Reception / Kitchen



Reception



Office



THE HIGHWAY WAPPING EAST



Bathroom



Hall



Bathroom



Exterior



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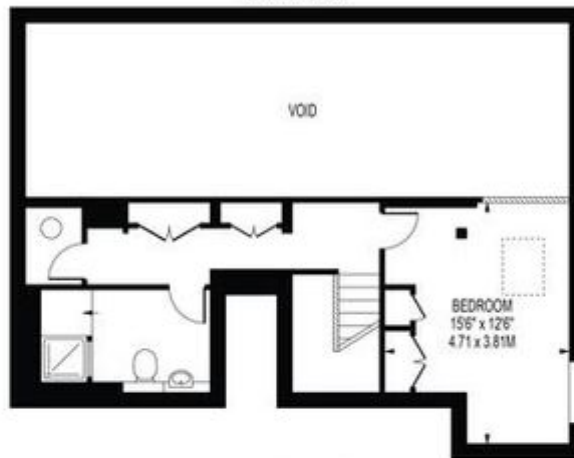
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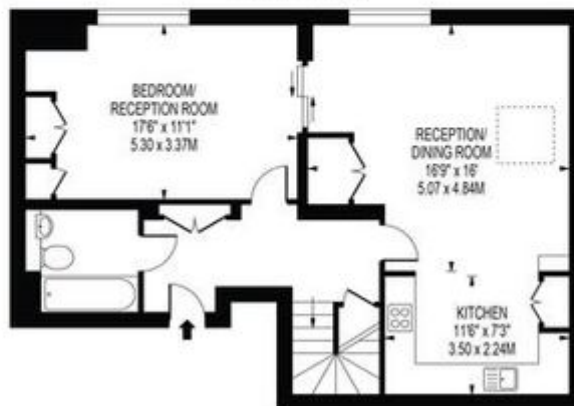


THE LISTED BUILDING

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1099 SQ FT - 102.09 SQ M
(EXCLUDING VOID)



FOURTH FLOOR



THIRD FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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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The property is finished to high modern standard and has retained excellent period features, with gorgeous hardwood floors. a sleek, fully-fitted, open-plan kitchen / reception, chic ceiling features, two spacious bedrooms, two contemporary bathrooms and ample storage.

Set in an amazing location just off The Thames, with a bus stop right outside. It is a stone's throw from the Thames Path and the beautiful King Edward Memorial Park, and a short walk to Limehouse, Shadwell or Wapping stations and the surrounding amenities. It's a 10 minutes' cycle to Canary Wharf or into the heart of the City.

Sure to be popular, for viewings kindly contact the City and Docklands team on 020 7480 0170.

Tenure Details

Tenure - Leasehold

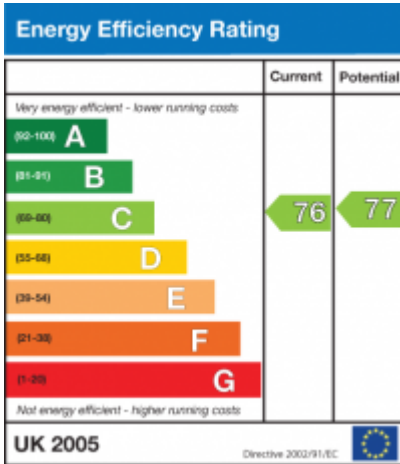
Lease Length - 999 years

Ground Rent - £250 per year

Service Charges - £8800 per year

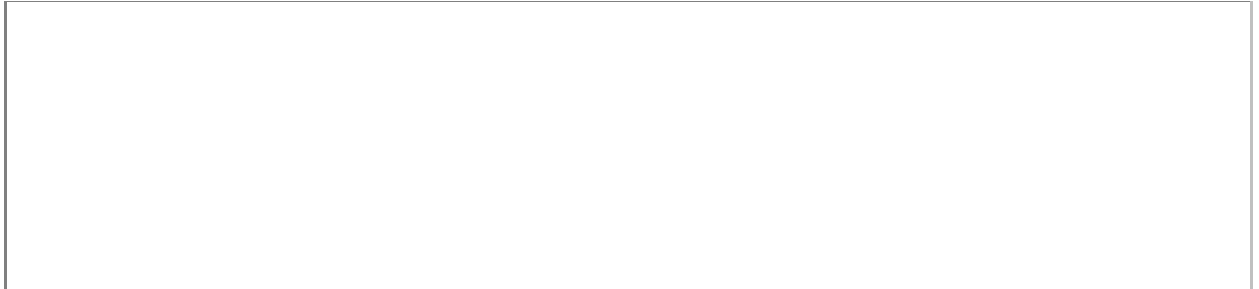


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When you want to view a property through us it helps to bear in mind the following:

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 2859406

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.