



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

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

SWEDENBORG GARDENS TOWER HILL



SOLD

REF: 2860576

3 Bed, Terraced House, Private Garden & Shared Terrace, Permit Parking

Private South-Facing Garden - Totally Refurbished Throughout - Fantastic Buy-To-Let Potential/Family Home - Freehold House - Sold Chain Free - Potential To Add Extra Bedrooms

Ludlowthompson are delighted to present to the market this fantastic three bedroom house is situated close to the City and Canary Wharf. This much loved family home has been completely refurbished to an impeccable standard. Spanning over two floors, on entry you'll be greeted with a porch, fully-fitted eat-in kitchen, WC and expansive dining room/reception, leading out onto the rear private a low-maintenance garden. The top floor offers three well-sized bedrooms, double height ceilings and an... **continued below**

Train/Tube - Shoreditch, Shadwell, Tower Gateway, Wapping, Aldgate East

Local Authority/Council Tax - Tower Hamlets

Tenure - Freehold

ludlowthompson



SWEDENBORG GARDENS TOWER HILL



Kitchen



Kitchen



Reception



Reception



Garden



Garden



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WC



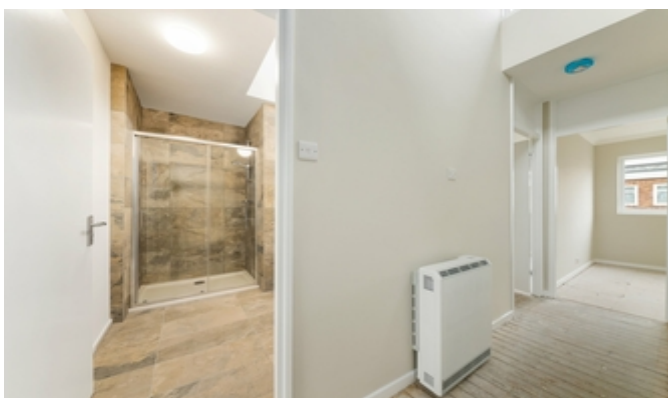
Bedroom 1



Bedroom 1



Bathroom



Hall



Bedroom 2



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Bedroom 2



Bedroom 3



Exterior



Exterior



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Swedenborg Gardens, E1
Approx. Gross Internal Area = 110.0sqm / 1184.0sqft



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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The rear south-facing patio garden also benefits from two storage sheds, ideal for bikes.

The leafy Swedenborg Gardens boast a fantastic location moments from amenities and transport links including Shadwell DLR and Overground, Aldgate East and Tower Hill.

The City and Canary Wharf are close by offering an array of restaurants, bars, shops and entertainment.

Permit and visitor parking available.

Renovations include:

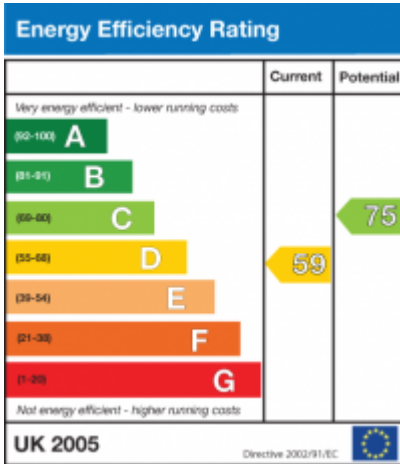
- All external windows and doors have been replaced, including the roof lights. FENSA certified.
- The roof outlets and guttering have been renewed.
- The entire house has been rewired with newly installed control boards. (Certified)
- Re-plumbed with new water heater, including partial water main.
- The bathroom has been renewed with a fully tiled walk in shower.
- The heating system has been future proofed with the installation of a fully electric system.
- Most ceilings have been replaced and both ceilings and the majority of the walls have been re-plastered.
- The kitchen has been re-fitted with modern units, integrated appliances and ceramic flooring
- The entire house has been re decorated.

Sold chain free, viewings come highly recommended. Please contact the City & Docklands team for bookings: 020 7480 0170.

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, Shadwell Overground/DLR and 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 Katherine's 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 short walk. For those who like a little art and culture, the little gem that is Wiltons Music Hall is just across the park 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.



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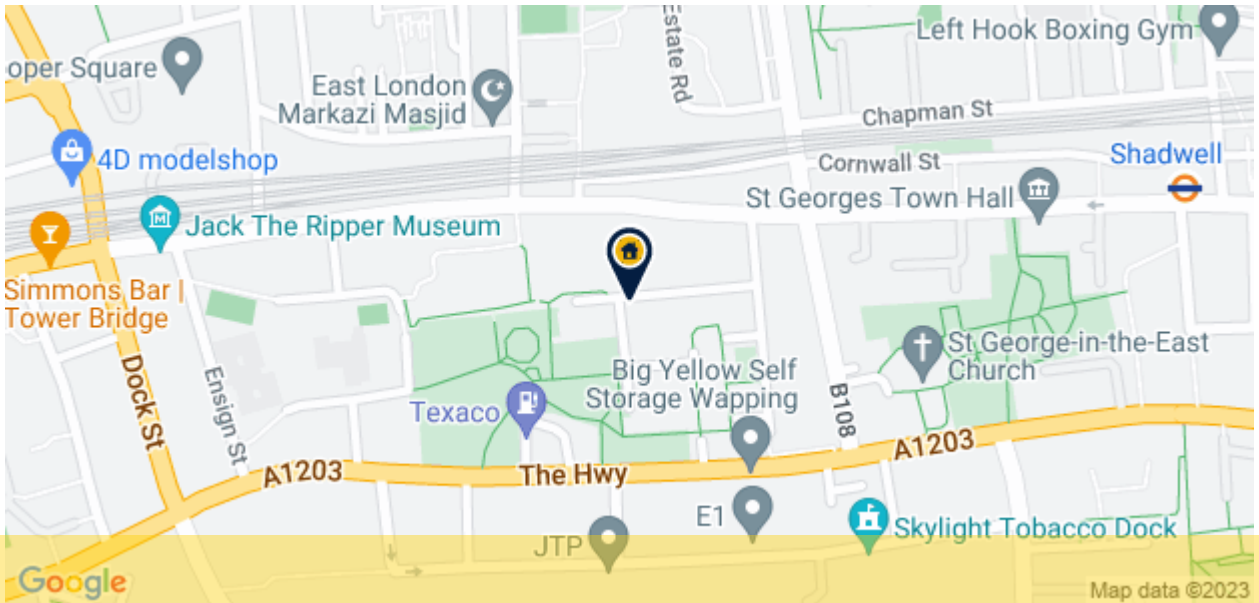




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When you want to view a property through us it helps to bear in mind the following:

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 2860576

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.