



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

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

BOWSPRIT CANARY WHARF



SOLD

REF: 392920

3 Bed, High Rise Apartment, Private Balcony

20th (top) Floor - Stunning River Views - Chain Free - Three Bedroom Apartment - Private Balcony - Long Lease

A stunning three bedroom apartment on the top floor of this popular block in the Canary Wharf area. The property features a private balcony that boasts amazing views over the River Thames towards the City. It also comprises an open-plan reception room/kitchen with balcony access, spacious master bedroom, two bedrooms both extending to 15' 10 in length, modern bathroom, resident permit parking and an on-site porter. The property also comes chain free and with a long lease. Bowsprit House is ideal... **continued below**

Train/Tube - South Quay, Heron Quays, Crossharbour, Mudchute, Canary Wharf

Local Authority/Council Tax - Tower Hamlets

Tenure - Leasehold

ludlowthompson



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Reception Room



Bedroom 1



Bedroom 2



Bedroom 3



Kitchen (Open Plan)



Bathroom



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Exterior



View From Balcony



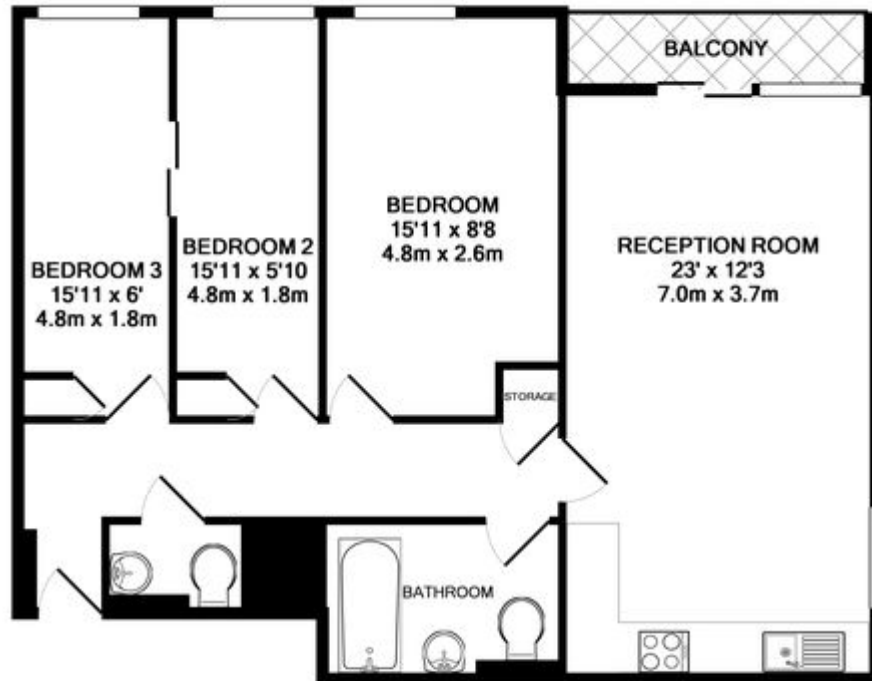
Reception Aspect 2



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TOTAL APPROX. FLOOR AREA 784 SQ.FT. (72.8 SQ.M.)

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 approximate 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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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Reception Room

Bright and spacious open plan reception/kitchen with access to private balcony. Neutrally decorated with wooden flooring.

Bedroom 1

Bedroom 2

Bedroom 3

Kitchen (Open Plan)

Modern integrated kitchen with an array of units to eye and base level.

Bathroom

Modern bathroom with wash basin, panel enclosed bath and tiled flooring and surrounds.

Tenure Information

Service Charge: 1600 per year. Lease: 107 years remaining.

Tenure Details

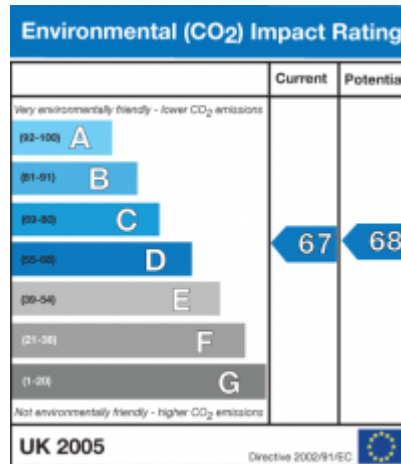
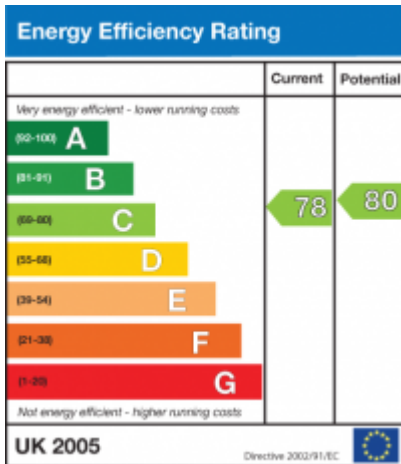
Tenure - Leasehold

Lease Expires - 94 years

Service Charges - £1600 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 392920

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.