



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

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

## INDESCON SQUARE CANARY WHARF



**SOLD**

**REF: 510322**

### **2 Bed, Complex Apartment, Private Balcony & Communal Garden**

Two Bathrooms - 24 Hour Concierge - Viewing Recommended Call Sales on 0208 981 2670 - Two Large Bedrooms - Large East Facing Balcony - Excellent Transport Links

A WELL PRESENTED TWO BEDROOM APARTMENT set in the popular Indecon Square. This ideally located property boasts a modern open plan reception room with a fitted kitchen, two double bedrooms and two bathrooms. Located in the heart of Canary Wharf, the property further benefits from: a large east facing balcony, good storage space, concierge and secure entry. Providing excellent transport links with South Quay (0.2 miles) and Canary Wharf (0.3miles) close by as well as an abundance of bars and res... [continued below](#)

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

**Local Authority/Council Tax** - Tower Hamlets

**Tenure** - Leasehold

**ludlowthompson**



# INDESCON SQUARE CANARY WHARF



Kitchen



Reception Alt



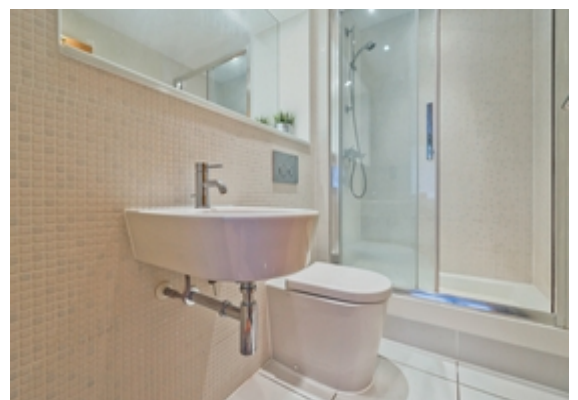
Bedroom 1



Bedroom 2



Reception



Ensuite



City / Docklands Sales, 3-5 Dock Street, London E1 8JN  
T 020 7480 0170 E docksales@ludlowthompson.com W www.ludlowthompson.com

# INDESCON SQUARE CANARY WHARF



Bathroom



Entrance Hall



External



Balcony





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

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

# INDESCON SQUARE CANARY WHARF



TOTAL APPROX. FLOOR AREA 642 SQ.FT. (59.7 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  
Made with Metropix ©2012

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.



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

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

# INDESCON SQUARE CANARY WHARF



A WELL PRESENTED TWO BEDROOM APARTMENT set in the popular Indescon Square. This ideally located property boasts a modern open plan reception room with a fitted kitchen, two double bedrooms and two bathrooms. Located in the heart of Canary Wharf, the property further benefits from: a large east facing balcony, good storage space, concierge and secure entry. Providing excellent transport links with South Quay (0.2 miles) and Canary Wharf (0.3miles) close by as well as an abundance of bars and restaurants. Please contact the team on 0207 101 0235 to arrange a viewing as soon as possible

Kitchen

Reception Alt

Bedroom 1

Bedroom 2

Reception

Ensuite

Bathroom

Entrance Hall

Tenure information

Lease length is 987 years and the service charge is approx. £2146.49 per year

## Tenure Details

Tenure - Leasehold

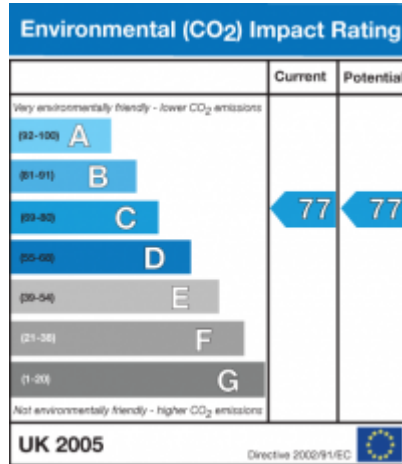
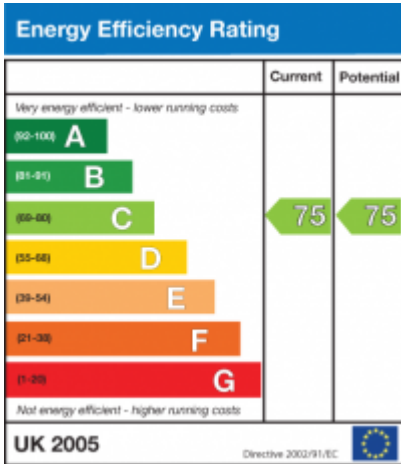
Lease Expires - 981 years

Service Charges - £2146.49 per year

Ground Rent - £360 per year



# INDESCON SQUARE CANARY WHARF





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

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

# INDESCON SQUARE CANARY WHARF



CALL 020 7480 0170

REF: 510322

## 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 510322

## 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.