



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

T 020 7480 0120 E docklet@ludlowthompson.com W www.ludlowthompson.com

ALPHA GROVE CANARY WHARF



LET

REF: 5850865

3 Bed, Town House, Private Garden, Private Terrace & Private Balcony, Permit Parking

Office Room - Private garden - Storage Room for Bikes - Three Large Double Bedrooms - Seperate Kitchen - Split Over Three Levels

A huge three double bedroom house with a private garden, separate kitchen and fourth office room - perfect for professionals only 10 mins walk from Canary Wharf underground station. The property is split over three levels and has a bathroom and seperate WC, a private garden and a storage room for keeping bikes on the ground floor. The first floor has a large reception with a private balcony and a eat-in kitchen. The top floor has three large double bedrooms and the main bathroom. This property ... [continued below](#)

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

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Garden



First bedroom



First bedroom



Kitchen



Bathroom



Second bedroom



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Third bedroom



Fourth bedroom



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Alpha Grove



APPROX. GROSS INTERNAL FLOOR AREA 1179.72 SQ FT / 109.60 SQM

APPROX. GROSS EXTERNAL FLOOR AREA 31.21 SQ FT / 2.90 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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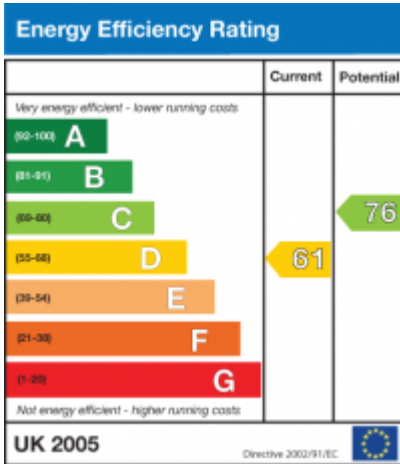
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When you want to view a property through us it helps to bear in mind the following:

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 landlord will give us specific times only convenient to them. We do advise landlords that if they are serious about letting 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 Lettings Office quoting 5850865

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the landlord.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/landlord accept no responsibility for any error they may contain however caused. Any renter 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 landlord. Photographs may depict items which are not included in the let. Consult a solicitor on aspects relating to tenure/property details.