



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

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

CANDLE STREET STEPNEY GREEN



SOLD

REF: 841200

2 Bed, Purpose Built Apartment, Private Balcony

Modern kitchen and bathroom - Excellent location - No onward chain - Two bedroom apartment - Two private balconies - Close to Mile End Park

A stunning two bedroom apartment located in this modern complex in Stepney Green. The property comprises of a spacious reception room with separate modern kitchen, two double bedroom, three piece bathroom suite and two private balconies. This excellent location offers the green space of Mile End Park, Victoria Park and Grand Union Canal nearby. Great transport links to the City and Canary Wharf via Central line at Mile End and district line at Stepney Green. Canary Wharf is in close proximity, ... **continued below**

Train/Tube - Stepney Green, Limehouse, Devons Road, Mile End

Local Authority/Council Tax - Tower Hamlets

Tenure - Leasehold

ludlowthompson



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Master Bedroom



Bedroom 2



Kitchen



Bathroom



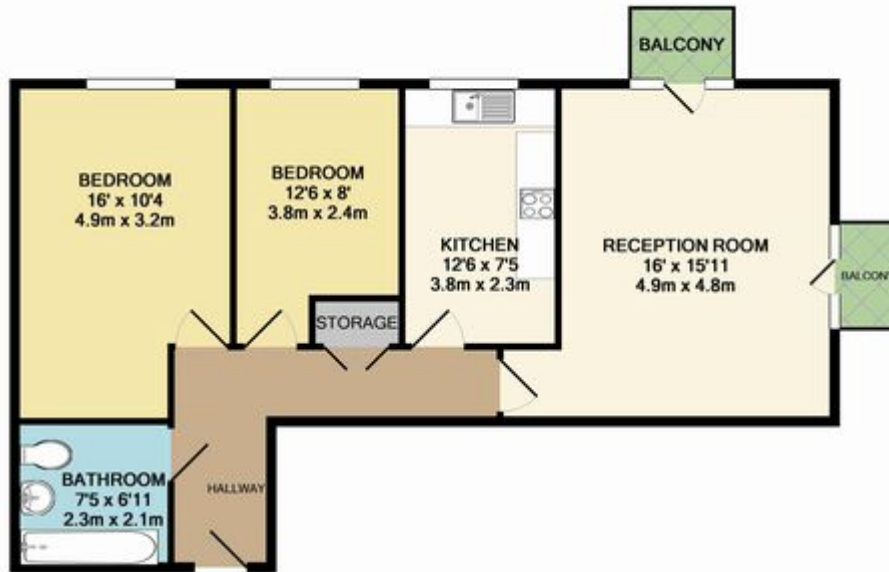
Lounge



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TOTAL APPROX. FLOOR AREA 707 SQ.FT. (65.7 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.

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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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Master Bedroom

Bedroom 2

Kitchen

Bathroom

Lounge

Tenure Details

Tenure - Leasehold

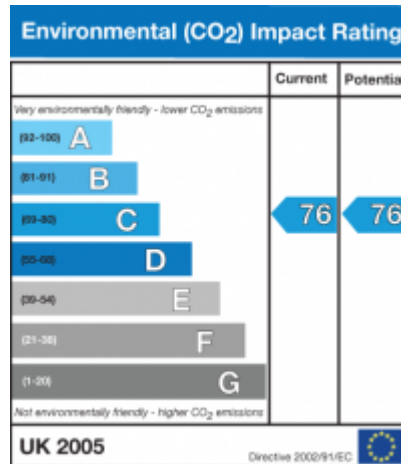
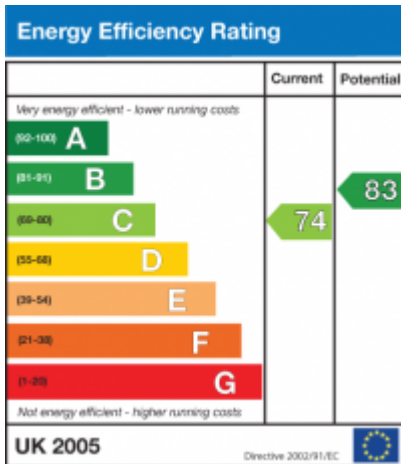
Lease Expires - 109 years

Service Charges - £1530 per year

Ground Rent - £150 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 841200

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.