



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

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

## HENRIQUES STREET ALDGATE



£500,000 FOR SALE

REF: 851174

### 1 Bed, Conversion Apartment, Permit Parking

Day Time Porter - Modern fixtures - Good Natural Light - School Conversion - Minutes Walk to Aldgate & Tower Hill stations - Fully Integrated Kitchen With Dishwasher

Ludlowthompson are delighted to bring this fantastic one bedroom school conversion apartment to market in Bernhard Baron House. Set in a prime East London location, perfect for first time buyers or buy-to-let investors alike. Positioned in this East London landmark, this property benefits from one bedroom, a spacious reception room with double height ceiling and windows, a fully equipped modern open plan kitchen and a family bathroom. Sold chain-free, the apartment is within walking distance ... [continued below](#)

**Train/Tube** - Aldgate East, Shadwell, Shoreditch, Aldgate, Tower Gateway, Whitechapel

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

**Tenure** - Leasehold

**ludlowthompson**



# HENRIQUES STREET ALDGATE



Reception



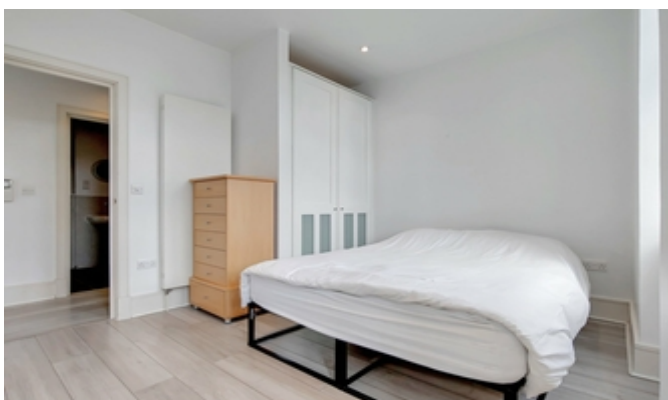
Kitchen



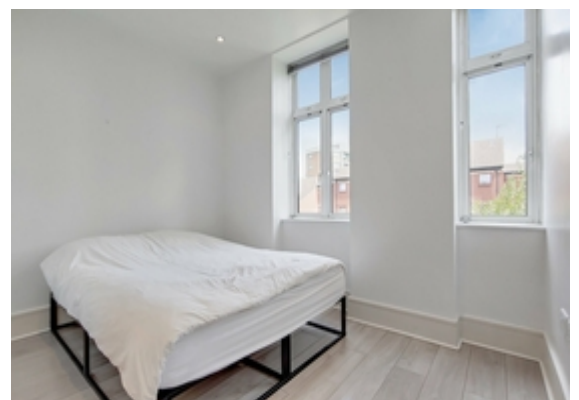
Kitchen



Bedroom



Bedroom



Bedroom



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# HENRIQUES STREET ALDGATE



Bathroom



Exterior



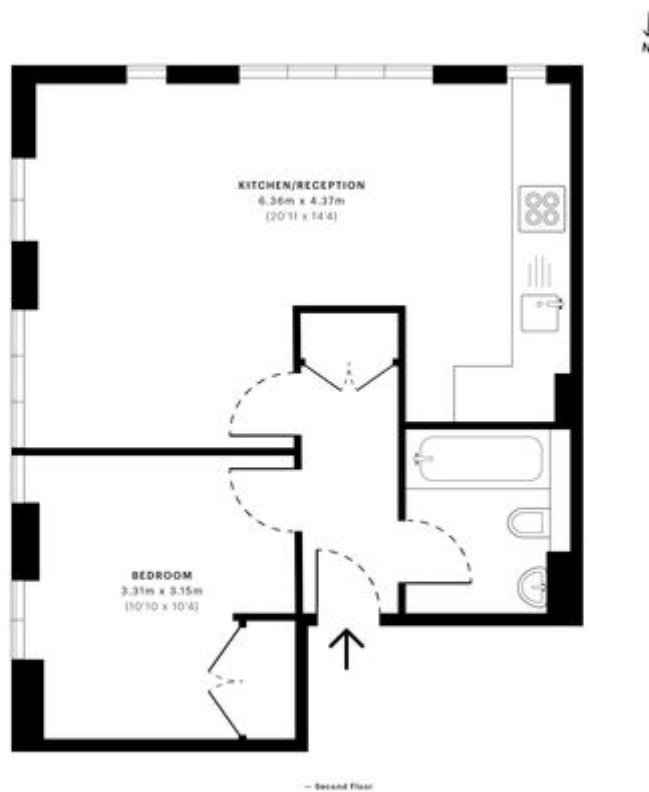
Exterior



# HENRIQUES STREET ALDGATE



	<b>Bernhard Baron House, E1</b>		<b>GROSS INTERNAL AREA</b> <b>44.2 Sqm / 475.5 Sqft</b>
	<small>STARTING DATE</small> 02/05/2020	<small>LASTED DATE</small> 18.08.2023	



<b>GROSS INTERNAL AREA (GIA)</b> <small>The largest area of the property.</small> <b>44.2 Sqm / 475.5 Sqft</b>	<b>NET INTERNAL AREA (NIA)</b> <small>Excludes walls and external features, includes cupboards, recessed areas.</small> <b>43.8 Sqm / 468.1 Sqft</b>	<b>EXTERNAL STRUCTURAL FEATURES</b> <small>Windows, terraces, verandas etc.</small> <b>0.0 Sqm / 0.0 Sqft</b>	<b>SUGGESTED FLOOR MOUNT</b> <small>Limited use area under 1.8m</small> <b>0.0 Sqm / 0.0 Sqft</b>
	<small>Specs floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured to the scan.</small>	<small>9943 00 4000000000</small> <b>44.2 Sqm / 475.5 Sqft</b> <small>9943 00 4000000000</small> <b>43.8 Sqm / 468.1 Sqft</b>	<small>9943 00 4000000000</small> <b>0.0 Sqm / 0.0 Sqft</b>

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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Positioned in this East London landmark, this property benefits from one bedroom, a spacious reception room with double height ceiling and windows, a fully equipped modern open plan kitchen and a family bathroom.

Sold chain-free, the apartment is within walking distance of Aldgate, Aldgate East and Whitechapel stations, offering easy links to The City, Canary Wharf, West End and all areas of London, including London airports.

Further benefits include proximity to the local amenities of Spitalfields, Brick Lane and Shoreditch, which are all a short walk from this quiet residential street.

Viewings come highly recommended. For appointments, please call 0207 480 0170.

## Tenure Details

Tenure - Leasehold

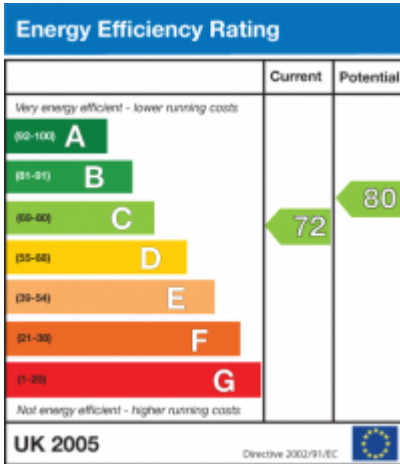
Lease Expires - 980 years

Service Charges - £1700 per year

Ground Rent - £200 per year



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CALL 020 7480 0170

REF: 851174

## 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 851174

## 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.