



Shipwright House

14 Boulcott Street, E1

Asking Price £450,000

Bright and airy one bedroom apartment in Shipwright House, offering a double bedroom, modern bathroom and open plan kitchen/dining room leading out onto a peaceful South-facing private balcony.



Shipwright House

14 Boulcott Street, E1

- Large Modern One Bedroom in Limehouse.
- Ample Storage.
- Superb Condition.
- Private Balcony.
- Bicycle Storage.
- Moments from Limehouse DLR.
- Lift.



A smart spacious and stylish one bedroom apartment set over the third floor of this modern development in Limehouse. At nearly 600 square foot this apartment is spacious as it is tasteful. With accommodation comprising of a double bedroom, modern bathroom and open plan kitchen/dining room, leading out onto a peaceful, south-facing, private balcony. The kitchen is just off the dining area, benefitting from fully-fitted appliances, and the storage solutions also contained within the apartment are impressive.

Shipwright House is only 0.2 miles from Limehouse DLR and Overground station. You could also either catch a bus or walk along Commercial Road to reach the City within 8 minutes.

There are a range of local restaurants, shops, and coffee bars as well as a Tesco and Sainsburys Local at your doorstep! For Cyclists Shipwright House also features dedicated bicycle storage and lift access to all floors.

Tenure: Leasehold 117 years remaining approx.

Service Charge: £1,600 pa approx.

Ground Rent: £400 pa. Doubling every 25 years in line with term of the Lease

Local Authority: Tower Hamlets

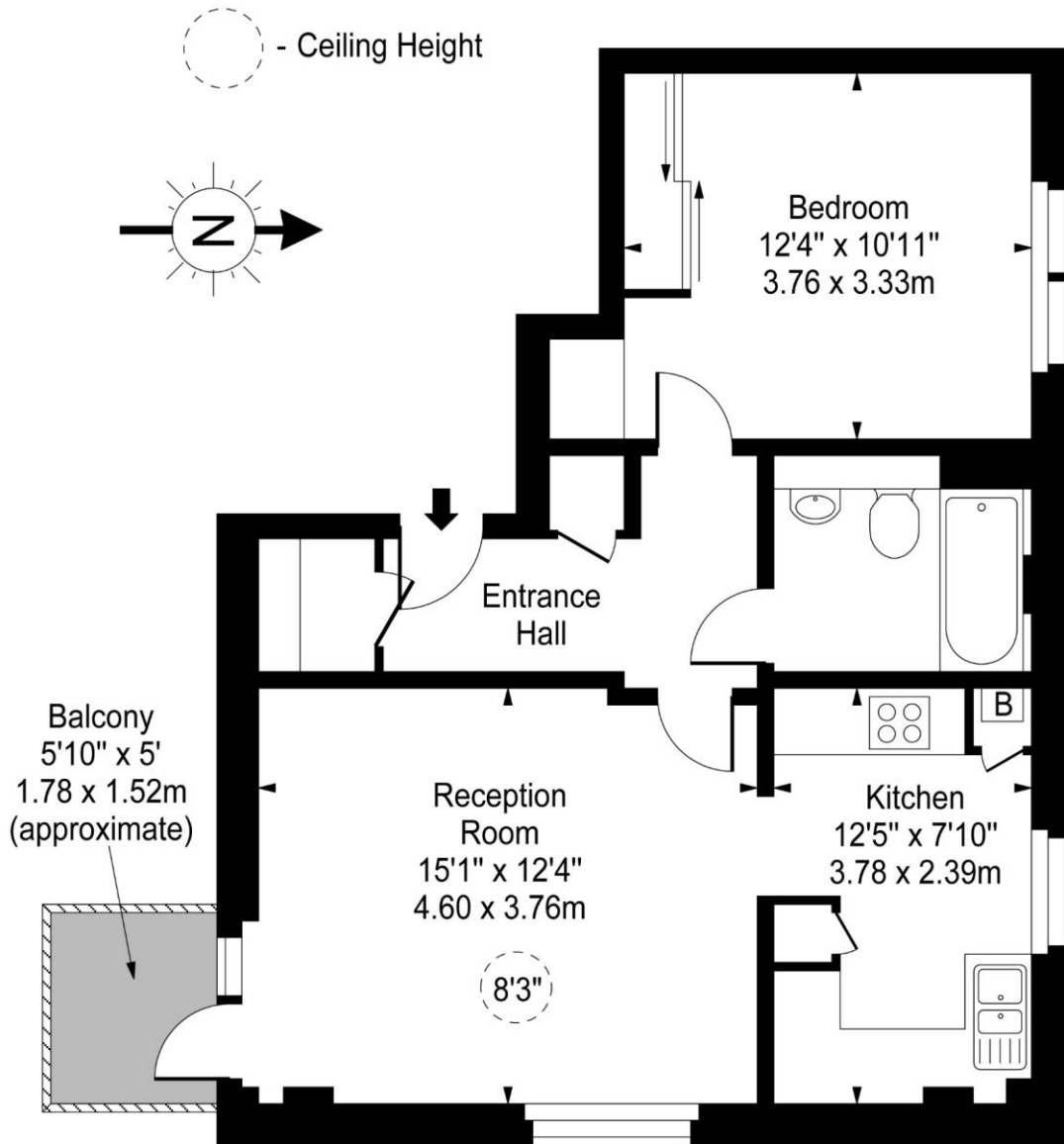
Council Tax Band: C

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | A | | |
| (92-100) | B | 83 | 83 |
| (81-91) | C | | |
| (69-80) | D | | |
| (55-68) | E | | |
| (39-54) | F | | |
| (21-38) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Chestertons Canary Wharf & Greenwich Sales

Harbour Island
 28 Harbour Exchange Square
 London
 E14 9GE
 canarywharf@chestertons.co.uk
 020 7510 8300
 chestertons.co.uk

Shipwright House, Boulcott Street



Third Floor

Gross Internal Area - 583 Sq Ft - 54.16 Sq M

Approx Gross Internal Area 583 Sq Ft - 54.16 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 010678J

