



## Schoolhouse Lane, London, , E1W 3AH £400,000

GUIDE PRICE £400,000 - £425,000 Elms Estates are delighted to be able to offer to the market for sale this Spacious Two Bedroom Apartment located on the fourth floor.

John Bowles Court is situated just moments from Limehouse DLR Station while offering an array of other convenient transport links to both Canary Wharf and the City. The property is situated within easy reach to Wapping, just off the A13 and close to the Thames Path, making it ideal for both commuters and those who enjoy riverside walks.

Internally, the property is bright and generously proportioned, featuring two well sized bedrooms with the main bedroom offering direct access to the Juliet balcony, a spacious reception room with access to the a further Juliet balcony, open plan kitchen and a contemporary bathroom.

John Bowles Court really does offer a unique and rare property purchase in a sought-after location. An early internal inspection is highly recommended in order to avoid disappointment.

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our Property Consultants.



## Reception

18'0" x 14'5" (5.5 x 4.4)

## Kitchen

11'5" x 6'2" (3.5 x 1.9)

## Bedroom One

17'0" x 8'6" (5.2 x 2.6)

## Bedroom Two

14'1" x 9'6" (4.3 x 2.9)

## Bathroom

## Material Information

Tenure: Leasehold

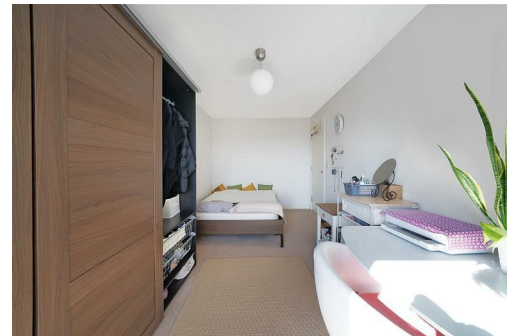
Length Of Lease: Approx 82 Years remaining

Annual Service Charge: £3,909.60 Per Year

Council Tax Band: D

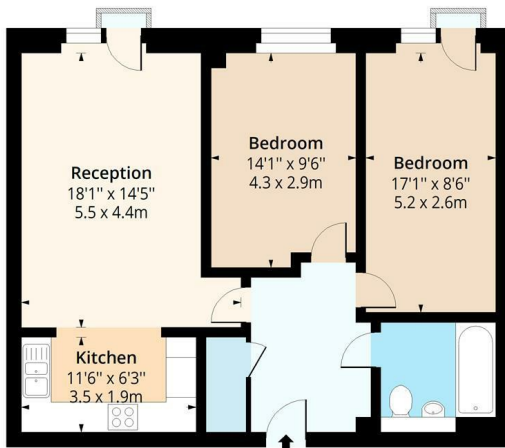
## Marketing Disclaimer

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed and they do not constitute an offer or contract. Any intending purchaser must rely on their own inspection and enquiries. All measurements, areas and distances are approximate and are for guidance purposes only. Photographs and floor plans are for illustrative purposes only and some images may have been digitally enhanced for marketing purposes. Fixtures, fittings and services have not been tested and no warranty is given as to their condition or suitability. Leasehold, new build and service charge information (where applicable) is provided in good faith and should be verified by the buyer's solicitor. EPC ratings are correct at the time of marketing and are subject to change. No person in the employment of Elms Estates has authority to make or give any representation or warranty in relation to this property.



## John Bowles Court, E1W

Approx. Gross Internal Area 779 Sq Ft - 72.37 Sq M



## Fourth Floor

Floor Area 779 Sq Ft - 72.37 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 9/9/2025

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
83		83	
England & Wales			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	