



## **Ripon Court, Clyde Square, London, E14 7ES**

**£230,000**

A studio apartment for sale within this sought after warehouse conversion, part of the 'Royal Quay' development.

Located on the Limehouse Cut Canal, within short walking distance of Canary Wharf and DLR stations.

Comprising of studio room with modern fitted kitchen, solid wood flooring and modern shower room.

Day concierge.

GROUND RENT £400 PA / SERVICE CHARGE £4077 PA / LEASE 988 YEARS \*the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these details should you wish to purchase the property.

- Studio apartment
- Modern fitted kitchen
- Warehouse conversion
- Modern shower room suite
- Day concierge
- Walk to station
- Walk into Canary Wharf
- Chain free sale

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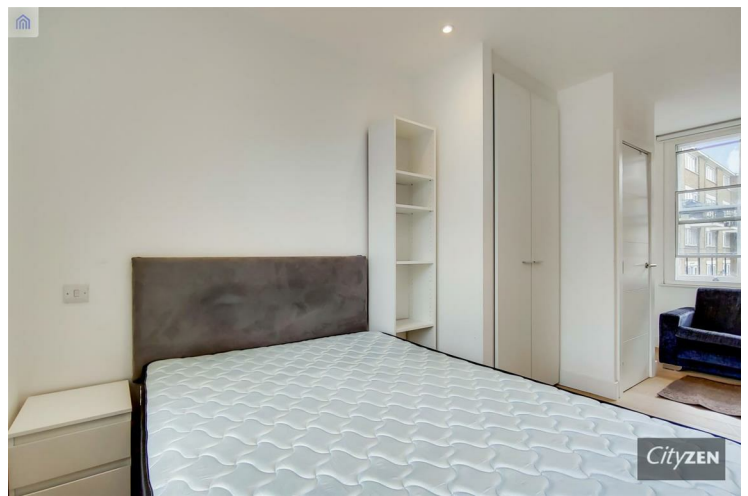
RIPON COURT ENTRANCE



STUDIO



ROYAL QUAY



STUDIO



STUDIO



HALLWAY

## Ripon Court, Clyde Square, London, E14 7ES



STUDIO



SHOWER ROOM



STUDIO



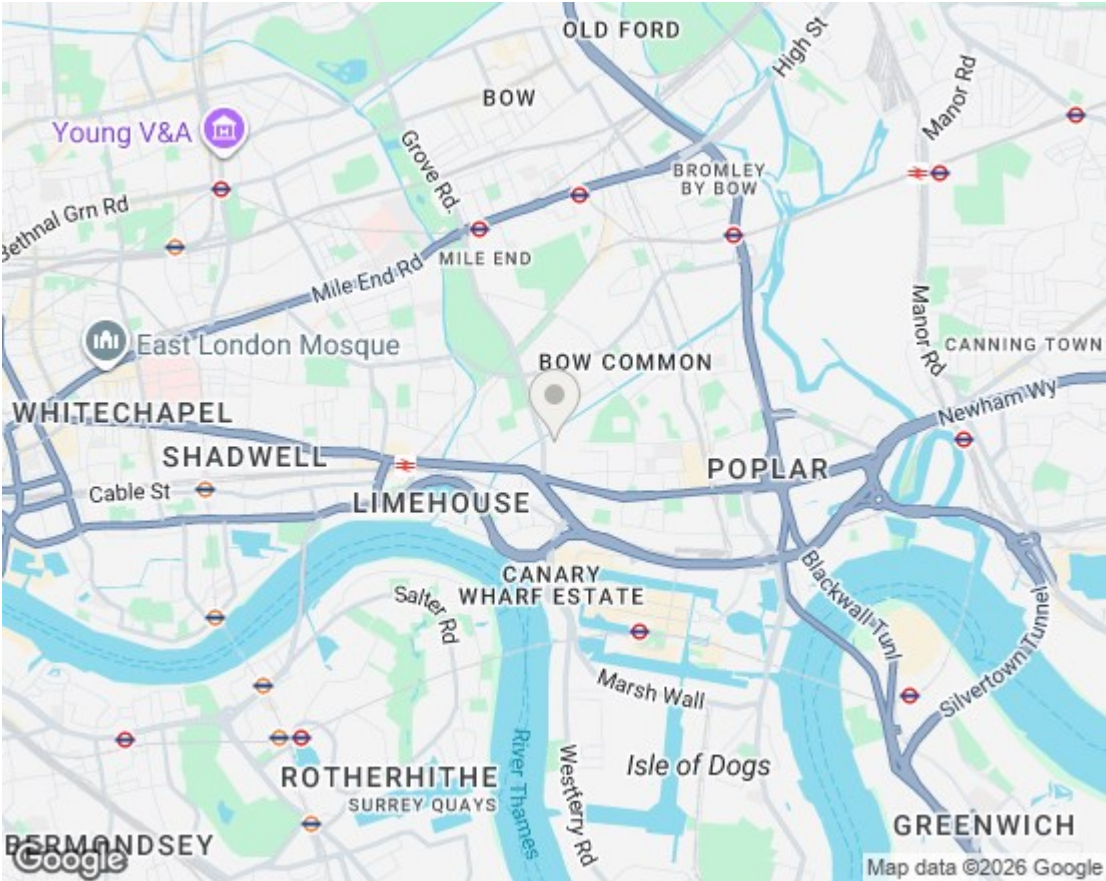
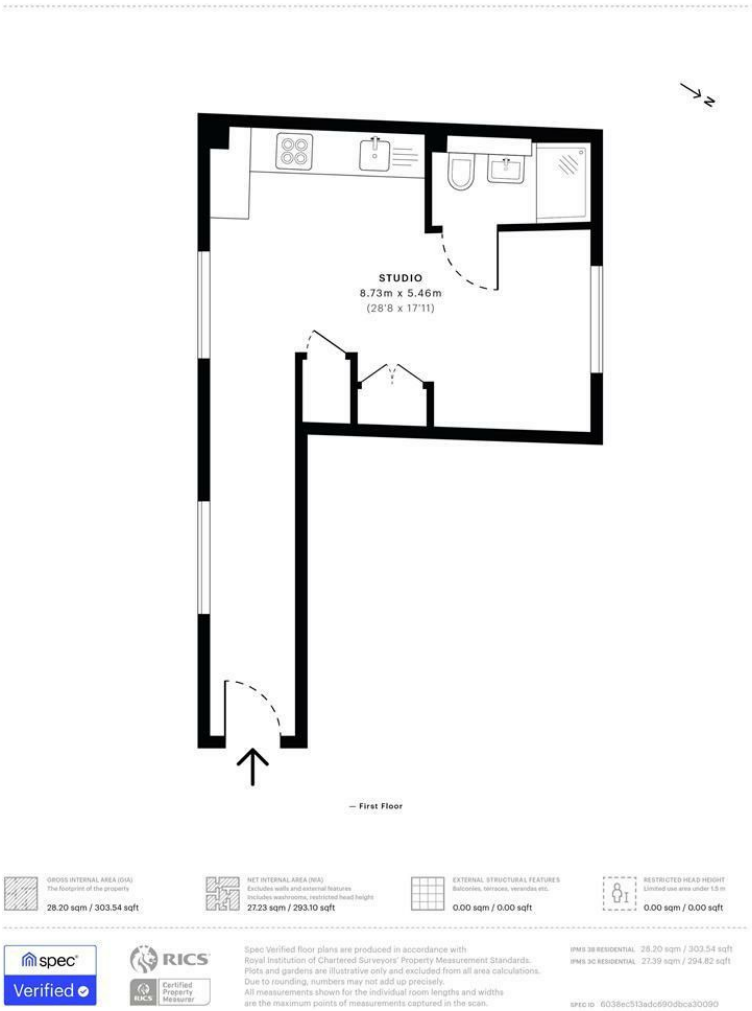
KITCHEN



STUDIO



LIMEHOUSE CANAL



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 76      | 76        |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.