elms
ESTATES

# 3 Ratcliffe Cross Street, London, , E1 0FD

## £600,000

Elms Estates are delighted to be able to bring to the market For Sale this impressive Three Bedroom Apartment situated on the Fifth Floor of a modern development, ideally positioned in the heart of E1.

The location is exceptionally well connected, with Limehouse Station just a short walk away, providing both DLR and C2C services, offering swift access to Canary Wharf, Bank, The City and beyond. For motorists, the A13, A11 and nearby Limehouse Link Tunnel offer convenient routes in and out of Central London. The area continues to grow in popularity thanks to its excellent transport links, vibrant restaurants, cafés, independent bars and the extensive amenities available along the Limehouse Basin and nearby Canary Wharf.

Internally, the property is beautifully presented throughout and benefits from an abundance of natural light, creating a bright and welcoming atmosphere. The accommodation comprises a spacious reception room which is arranged as two separate rooms, with reception one benefitting from access to the private balcony. The balcony can also be accessed directly from the main bedroom, providing an excellent space to relax and unwind. There are three well-proportioned bedrooms, with the main bedroom further benefitting from a stylish en-suite shower room, a contemporary fitted kitchen and a modern family bathroom, providing two bathrooms in total.

The apartment enjoys a desirable Fifth Floor position with far-reaching views and a bright, airy feel throughout.

## Reception/Kitchen
28'6" x 11'1" (8.7 x 3.4)

## Bedroom One
15'5" x 11'9" (4.7 x 3.6)

## En-Suite
7'6" x 4'7" (2.3 x 1.4)

## Bedroom Two
15'5" x 9'6" (4.7 x 2.9)

## Bedroom Three
9'2" x 9'2" (2.8 x 2.8)

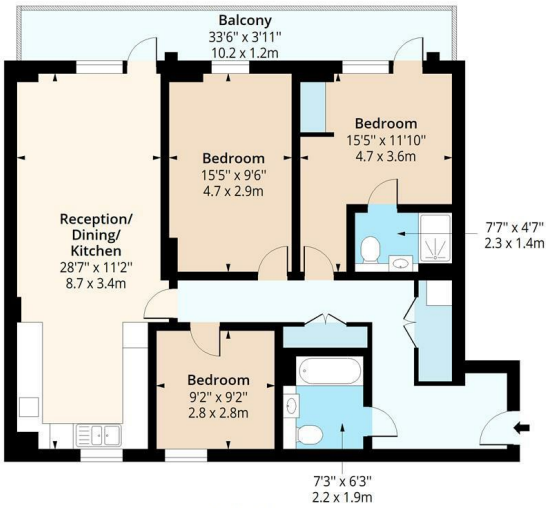
## Bathroom
7'2" x 6'2" (2.2 x 1.9)

## Balcony

## Material Information
Tenure: Leasehold
Length Of Lease: Approx 119 Years remaining
Annual Service Charge: £4,260.00
Council Tax Band: F

## 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.

## Wheelers House E1
Approx. Gross Internal Area 970 Sq Ft - 90.11 Sq M
Approx. Gross Balcony Area 132 Sq Ft - 12.26 Sq M




**Fifth Floor**
Floor Area 970 Sq Ft - 90.11 Sq M

RICS Certified Property Measurer

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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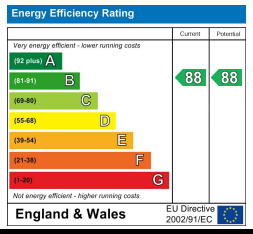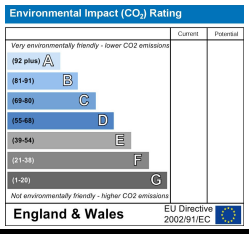
Date: 21/9/2026