



Guide Price £400,000

Hudson House, E3

DAVID GREENSLADE
exp

M:07568 567 518 T:02080 500 252

david.greenslade@exp.uk.com

<https://davidgreenslade.exp.uk.com>



Bedrooms: 2 | Bathrooms: 2 | Receptions: 1

A spacious two double bedroom, two bathroom second floor corner apartment with balcony located in Hudson House part of the sought after and Pet Friendly Caspian Wharf Development by the Limehouse Cut.

This apartment offers a spacious open plan lounge/kitchen, with integrated appliances and floor to ceiling windows, allowing natural light to flood the space. The living area leads onto a private balcony, perfect for a morning coffee or relaxing in the evening.

The bedrooms are generously sized, the main with ensuite bathroom and built in wardrobes. A modern bathroom suite and ample hallway storage add to the practicality of this fantastic apartment.

Additional Features include: Concierge, Secure bike storage, Communal Roof Terrace, and On site gym (membership fee applies).

Devons Road and Langdon Park DLR stations are less than 5 minutes walk away, making commutes to Canary Wharf and Stratford seamless. Canary Wharf is also only a 25 minute walk.

Bromley-By-Bow station (District and Hammersmith & City Lines) is only a 10 minute walk, giving you direct links to central London.

Stratford and Canary Wharf are easily accessible for shopping, dining, and entertainment, as well as quick connections via the Elizabeth Line.

Bow blends the fun of city living with moments of calm. Spend your weekends strolling along Limehouse Cut or The River Lea, perfect for peaceful walks or bike rides. Green spaces abound, with Victoria Park, Bartlett Park, Mile End Park and the Queen Elizabeth Olympic Park nearby, offering plenty of opportunities for relaxation, sports, and outdoor fun.

Local Favourites at Your Doorstep: Bow has a thriving local community with charming cafes like Saffi and Les Miches where you can grab a coffee and pastry. For everyday essentials, Tesco Express is opposite, and The Angel of Bow pub just around the corner offers great food, Sunday Carvery and plenty of events in the evenings.

This property is ideal for: First Time Buyers: A perfect step onto the property ladder. Investors: High rental demand in this sought after location makes it a fantastic investment opportunity.

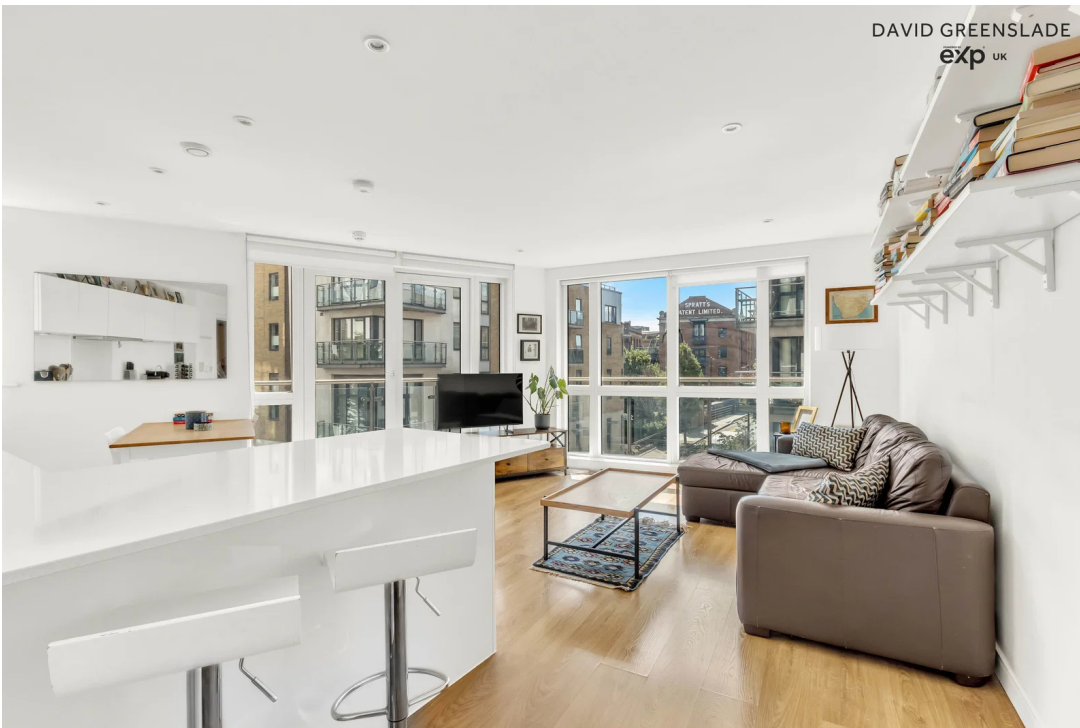
Lease Remaining - 986 Years

Service Charge - £3,600 PA

Ground Rent - £400 PA

EPC - B

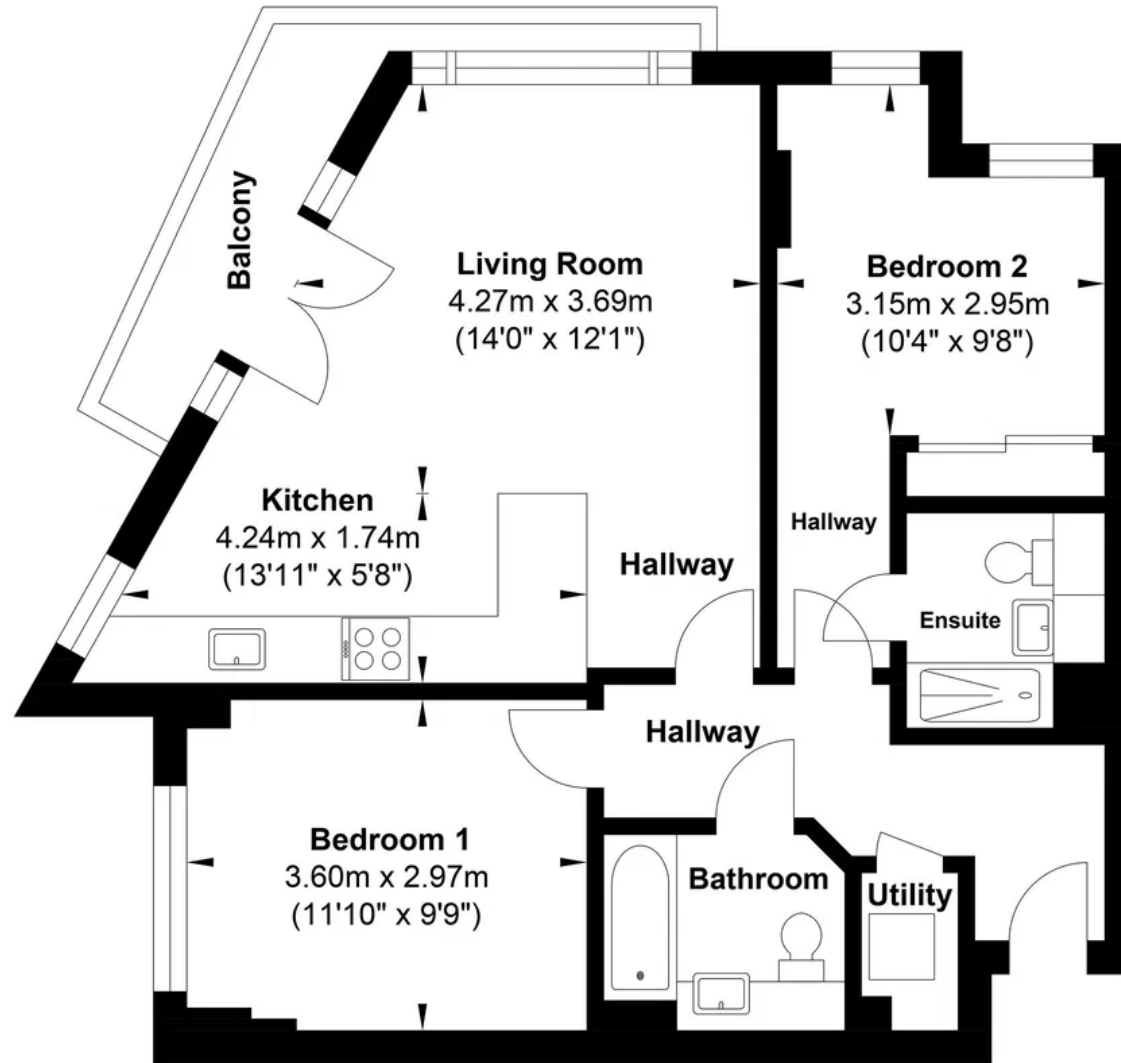
Council Tax Tower Hamlet Band D











Gross Internal Floor Area : 68.19 m2 ... 734 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.