



2 Crowder Street, London, , E1 0EX  
£450,000

GUIDE PRICE £450,000 - £475,000 Elms Estates are delighted to be able to offer to the market for sale this Spacious Two Bedroom Apartment located on the first floor with a large balcony.

Garamond Building is situated just moments from Shadwell 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, St Katherine Docks and Tobacco Dock. This property really is set within easy access to all of the Restaurants, Bars, Shops, Gyms, Parks this Exciting Area has on offer.

Internally, the property is bright and spacious throughout with a large open plan Reception/Dining/kitchen area that also gives you access to the large balcony, Two double bedrooms with bedroom one benefiting from its own en-suite shower room and both bedrooms boasting built in wardrobes. You also have a family bathroom for convenience.

Garamond Building 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/Kitchen/Dining

20'0" x 14'9" (6.1 x 4.5)

## Bedroom One

11'1" x 11'1" (3.4 x 3.4)

## En-Suite

## Bedroom Two

11'5" x 11'1" (3.5 x 3.4)

## Bathroom

## Balcony

## Material Information

Tenure: Leasehold

Length Of Lease: Approx 236 Years remaining

Annual Service Charge: £2,923.32

Annual Ground Rent: £250.00

Council Tax Band: D

## Marketing Disclaimer

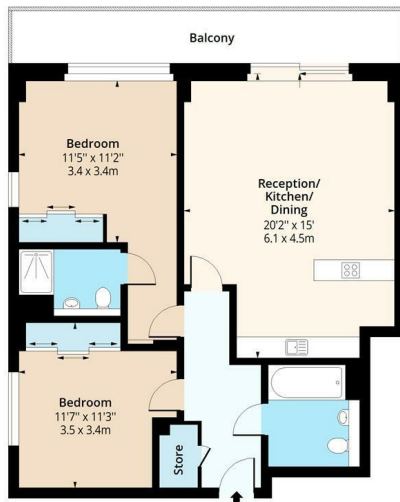
These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed and they do not constitute an offer or contract. Any intending purchaser must rely on their own inspection and enquiries. All measurements, areas and distances are approximate and are for 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.



## Garamond Building E1

Approx. Gross Internal Area 745 Sq Ft - 69.21 Sq M

Approx. Gross Balcony Area 104 Sq Ft - 9.66 Sq M



Floor Area 745 Sq Ft - 69.21 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: 4/13/2026

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	82	England & Wales	EU Directive 2002/91/EC	