



A beautiful fitted one bedroom flat set on the second floor of this small private block next to Limehouse DLR and Overground station.

Johnny Andrews House, 3A Boulcott Street, London, E1

£250,000 Leasehold



Low services charges • The ideal London base, perfect for investors and first time buyers • Fantastic links from Limehouse DLR and Overground station • Located on the second floor of this smart, privately owned block of flats • A range of restaurants, cafes and shops on your doorstep such as a Sainsbury's Local

Local Information

Johnny Andrews House is only 0.2 miles from Limehouse DLR and Overground station. You could also either catch a bus or walk along Commercial Road to reach the City within 8 minutes.

There are a range of local restaurants, shops, and coffee bars as well as a Tesco and Sainsbury's Local at your doorstep!

About this property

Upon entering the property you will find an open plan reception/kitchen room with well-designed storage space to maximize space. To the rear of the property you will find a bedroom with room for a double bed and wardrobe space. A balcony can be located off of the bedroom and provides private outside space. Further benefits of this apartment include a three piece bathroom suite with bathtub and overhead shower.

Tenure

Leasehold

Local Authority

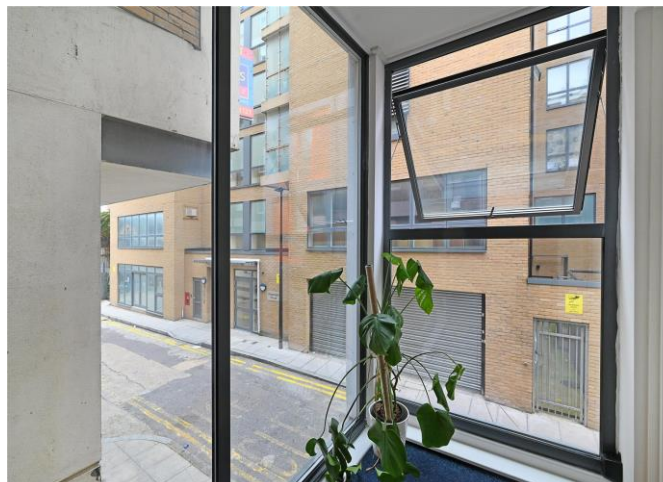
Tower Hamlets

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Wapping Office.
Telephone: +44 (0) 20 7456 6800.





Johnny Andrews House, 3A Boulcott Street, London, E1
Gross Internal Area 350 sq ft, 32.5 m²

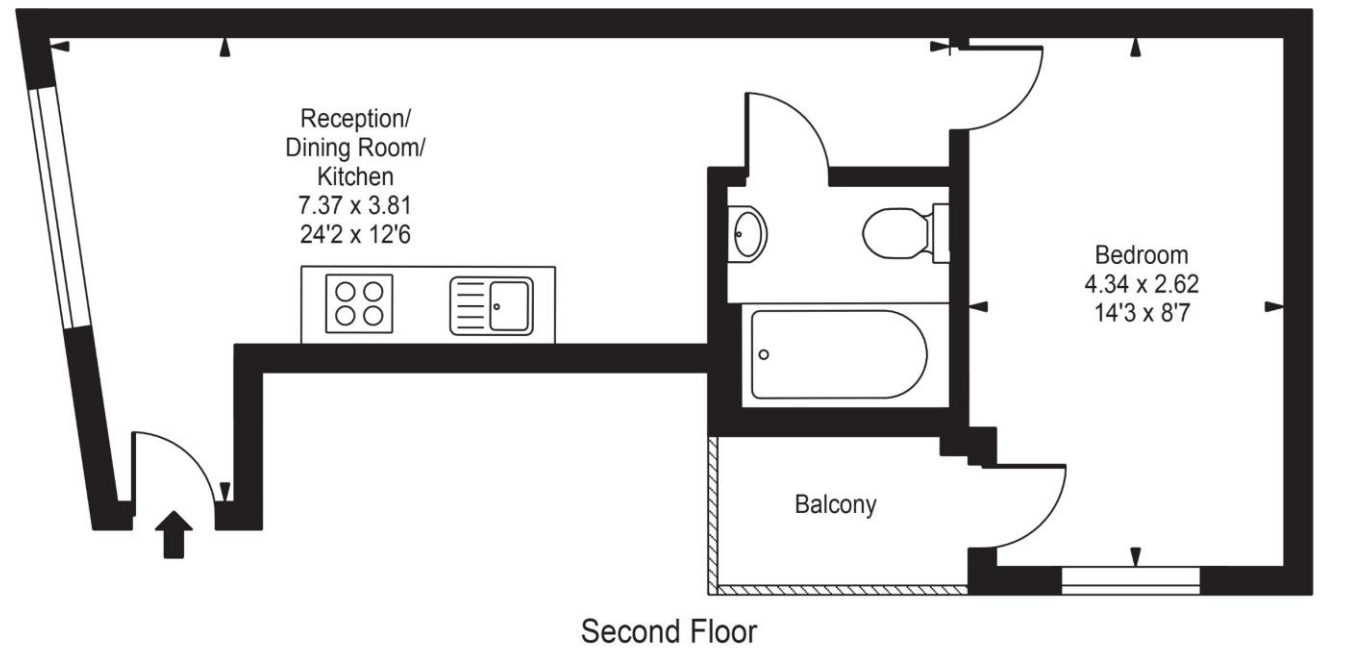
Johnny Andrews House


Gross Internal Area(Approx)

Total = 31.59 Sq m / 340 Sq ft

For Illustration Purposes Only - Not To Scale

Floorplan by Humble Spy Photography Ltd.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	80	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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