











## Pegswood Court, Cable Street, Shadwell, E1

Asking price **£ 400,000** | Leasehold



# Pegswood Court, Cable Street, Shadwell, E1

-  3 Bedrooms
-  1 Bathroom
-  1 Reception
-  Lift and Secure Entrance
-  Close to Parks
-  Close to The Thames
-  0.3 Shadwell Station
-  0.8 MI Whitechapel Station

This spacious duplex property with three bedrooms occupies two top floors of a residential building with a secure entrance and lift, conveniently placed for excellent amenities of Shadwell, Tower Hill, Aldgate and Whitechapel.

The flexible accommodation is accessed through a hallway opening onto a separate kitchen, living room and a storeroom on level one. A flight of stairs up are three bedrooms, a bathroom (currently with a shower) and a separate WC. The principal rooms are all south-facing and feature good storage/cupboard space, laminate or tile flooring and double glazing.

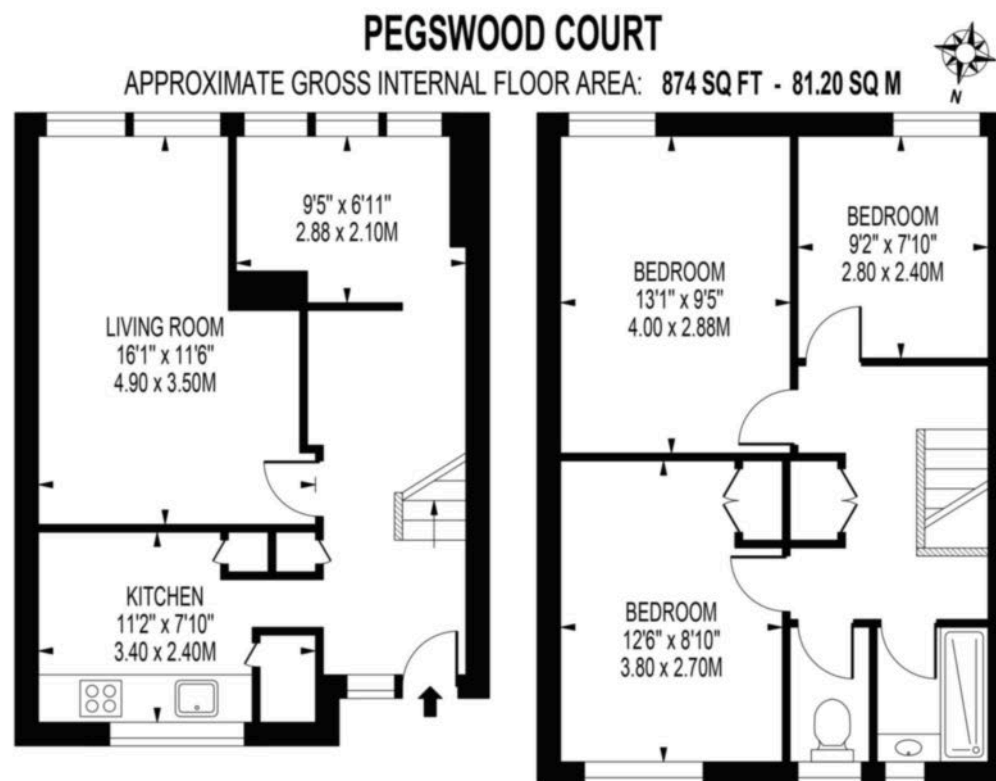
Pegswood Court is located a short distance from both, Shadwell Overground (0.3 miles) and Tower Gateway DLR (0.4 miles) stations. The neighbourhood is linked to several gardens including St George's Gardens, Swedenborg Gardens, and Wapping Woods. Shadwell Basin and The Thames are a stroll away. There are many historic landmarks nearby including the Wilton's Music Hall, Battle of Cable Street mural and Jack the Ripper Museum. The area has benefited from recent contemporary developments at London Dock and Tobacco Dock, which is now an exhibition centre. Aldgate East (District, Hammersmith & City) is the nearest underground station, 0.6 miles away. The Elizabeth Line is available from Whitechapel Station (0.8 miles).

<b>Tenure:</b>	Leasehold (90 years remaining)	<b>Local Authority:</b>	Tower Hamlets
<b>Ground Rent:</b>	£10 p.a.	<b>Council Tax Band:</b>	C
<b>Service Charge:</b>	Approx. £2,147.08 p.a.	<b>EPC:</b>	D



# Floorplan

874 sq ft | 81.20 sq m



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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## City & Aldgate

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## Sales

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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