



Bootmakers Court, The Watermark, Stepney Green, E1

Asking price **£488,000** | Leasehold



Bootmakers Court, The Watermark, Stepney Green, E1

-  2 Bedrooms
-  2 Bathrooms
-  1 Reception
-  Balcony
-  Lift Access
-  Secure Cycle Storage
-  Local Amenities
-  0.6 MI Limehouse

A two-bedroom, two-bathroom property with a balcony in Bootmakers Court, The Watermark, a development in Limehouse E1, ideally located for easy access to the City and Canary Wharf. This apartment comprises an open-plan kitchen/living/dining area with dual-aspect views that extend onto the balcony, two bedrooms and two bathrooms. Features include integrated appliances, wood flooring, a video entry system, and modern bathroom fittings and fixtures. The generously sized balcony has views of the canal.

Residents have access to a landscaped communal

courtyard, lifts and secure external cycle storage. There are several amenities located nearby including shops and restaurants. The development is located near Limehouse DLR and Stepney Green Underground station, providing fast transport links for commutes to Canary Wharf, the City and West End.

Tenure:	Leasehold (238 years remaining)	Local Authority:	Tower Hamlets
Ground Rent:	£298 p.a.	Council Tax Band:	D
Service Charge:	£155.55 per month	EPC:	B



Floorplan

743 sq ft | 69 sq m



BOOTMAKERS COURT, E1 APPROXIMATE GROSS INTERNAL FLOOR AREA 743 SQ.FT (69 SQ.M)



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

Canary Wharf

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