



## Schoolhouse Lane, London, , E1W 3AH

**£400,000**

Guide Price £400,000 - £425,000 Elms Estates are delighted to be able to offer to the market for sale this Spacious Two Bedroom Apartment located on the fourth floor.

John Bowles Court is situated just moments from Limehouse 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, just off the A13 and close to the Thames Path, making it ideal for both commuters and those who enjoy riverside walks.

Internally, the property is bright and generously proportioned, featuring two well sized bedrooms with the main bedroom offering direct access to the Juliet balcony, a spacious reception room with access to the a further Juliet balcony, open plan kitchen and a contemporary bathroom.

John Bowles Court 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

18'0" x 14'5" (5.5 x 4.4)

## Kitchen

11'5" x 6'2" (3.5 x 1.9)

## Bedroom One

17'0" x 8'6" (5.2 x 2.6)

## Bedroom Two

14'1" x 9'6" (4.3 x 2.9)

## Bathroom

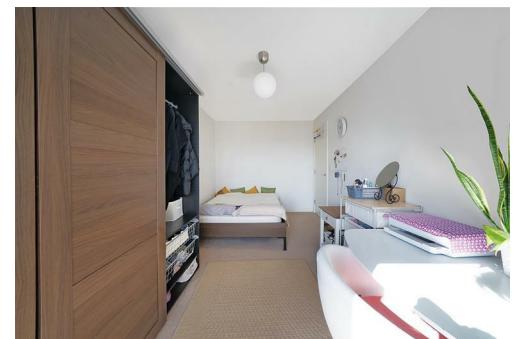
## Material Information

Tenure: Leasehold

Length Of Lease: Approx 82 Years remaining

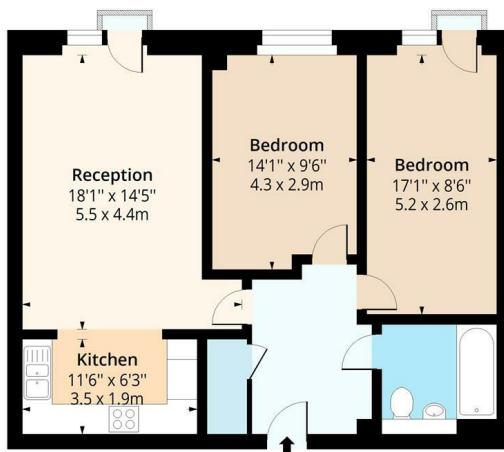
Annual Service Charge: £3,415.34 Per Year

Council Tax Band: D



## John Bowles Court, E1W

Approx. Gross Internal Area 779 Sq Ft - 72.37 Sq M



## Fourth Floor

Floor Area 779 Sq Ft - 72.37 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: 9/9/2025



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-89)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-89)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	