



## Schoolhouse Lane, London, , E1W 3AH

### £400,000

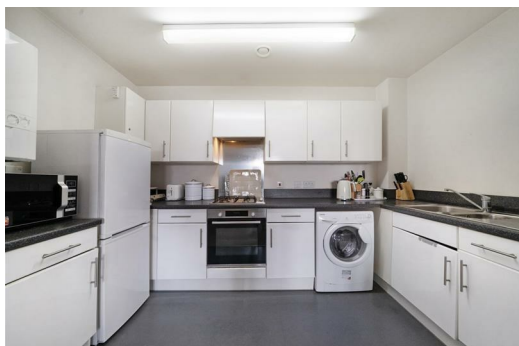
Guide Price £400,000 - £425,000 Elms Estates are delighted to be able to offer to the market for sale this Spacious Two Bedroom Apartment located on the fourth floor.

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)

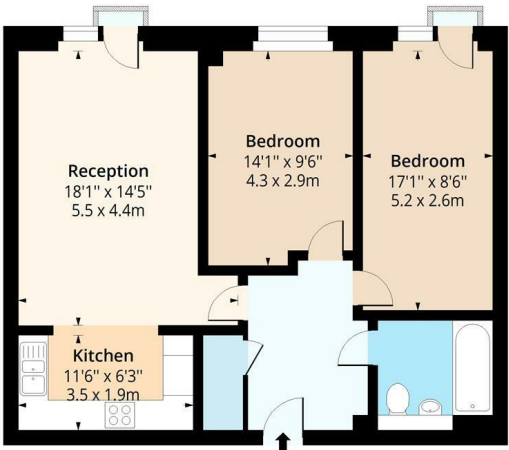
**Bedroom Two**  
14'1" x 9'6" (4.3 x 2.9)

**Bathroom**

**Material Information**  
Tenure: Leasehold  
Length Of Lease: Approx 82 Years remaining  
Annual Service Charge: £3,415.34 Per Year  
Council Tax Band: D

**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.

**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			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		England & Wales	EU Directive 2002/91/EC	