



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)

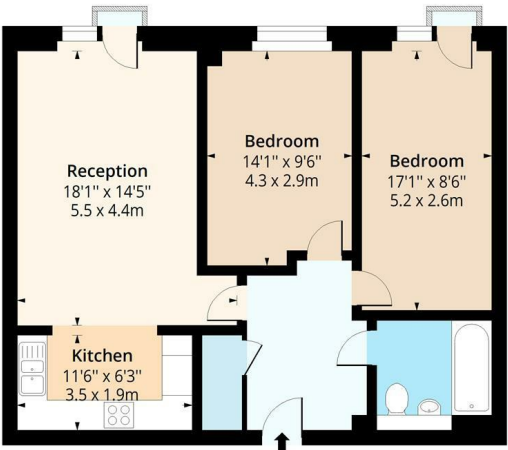
Bathroom

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	