



Mulberry Court, School Mews, Shadwell, E1

Guide Price: £680,000 to £720,000

 Benham
& Reeves

Mulberry Court, School Mews, Shadwell, E1

 2 Bedroom (s)  3 Bathroom (s)  Leasehold

Nestled within a gated mews off Cable Street, this extraordinary duplex penthouse apartment forms part of a beautifully converted Victorian school building known as School Mews, transformed in 2011. Spread across two generous floors, this residence offers an expansive 1007 square feet of thoughtfully designed living space.

The kitchen and reception area are on the upper level superbly segregating the sleeping and washing areas from the living space. The kitchen is open-plan and fully equipped with integrated appliances. The reception area is spacious and leads to a private roof terrace allowing ample space for dining and lounging when it's time to relax.

The lower level consists of two double bedrooms, carpeted for luxury and featuring en-suite bath and shower rooms and fitted storage. There is also a third bedroom which would make a perfect study or home office. There is also additional storage areas and a guests' WC.

Located on Cable Street the property is just minutes from DLR and London Overground lines making commutes to The City and Canary Wharf possible within a 15-20 minute journey.

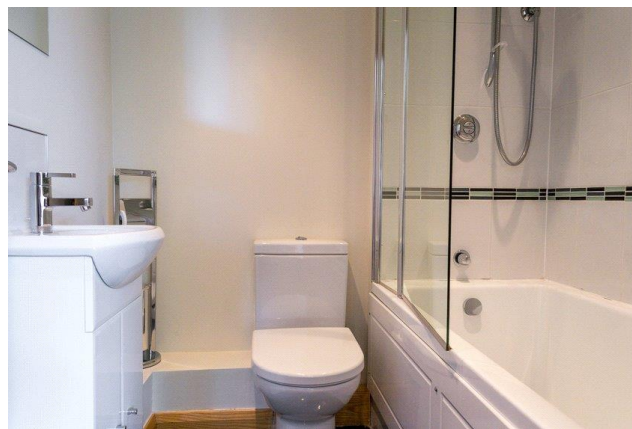
St Katharine Docks are also within 1 mile proximity for dining, whilst Brick Lane and Spitalfields market are also within walking distance of the property.



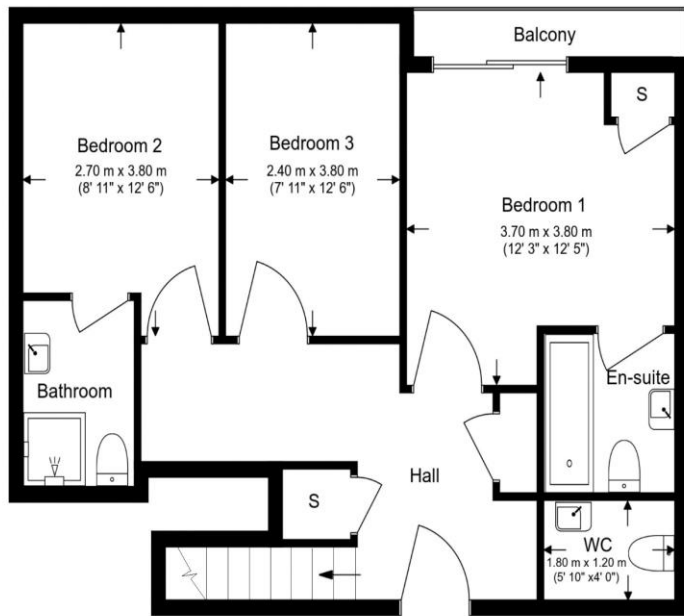


Property Features:

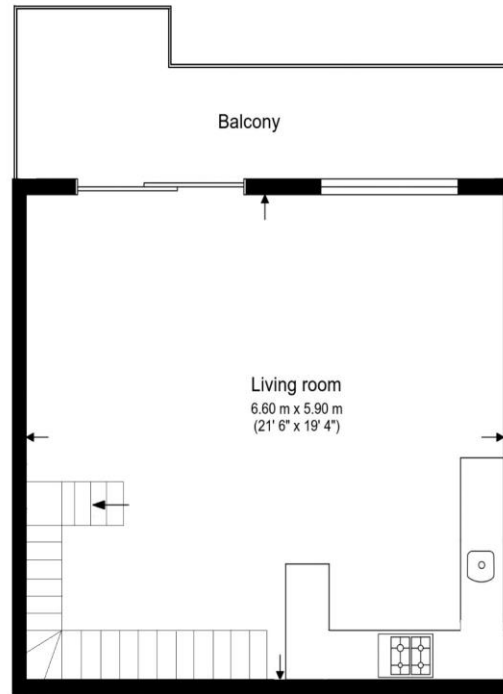
- Three Bedrooms
- En-suite Bathroom
- En-suite Shower Room
- Duplex Apartment
- Private Roof Terrace
- Private Balcony
- Gated Development
- Guests' WC



Total Gross Internal Area
93.6 Sq/m - 1007 Sq/ft



Ground floor



First floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Guide Price:	£680,000 - £720,000
Tenure:	Leasehold Expires 24/06/2135 Approximately 110 Years Remaining
Ground Rent:	£350.00 (per annum) for the year 2024
Service Charge:	£2,414.00 (per annum) for the year 2024
Anticipated Rent:	£2,500.00 pcm Approx. 4.4 % Yield

Viewings:

All viewings are by appointment only through our City Office.

Our reference: CWH220182

T: 020 8036 3200

E: city.sales@benhams.com

W: www.benhams.com

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