



Barry Blandford Way, London, , E3 3TR
£450,000

Elms Estates are delighted to be able to offer to the market For Sale this Amazing Two Bedroom Apartment with a balcony.

Conveniently located with both Devons Road and Langdon Park DLR stations within a short walk as well as Bromley-By-Bow Tube Station. The property is also close to Chrisp Street Market with its many shops and restaurants as well as leisure facilities and public services close by.

Internally the property is bright and spacious throughout with a large open plan Reception/kitchen with access to the Balcony, Two Double bedrooms and family bathroom.

The property is offered to the market on a CHAIN FREE basis. 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/Kitchen

18'4" x 15'3" (5.61 x 4.65)

Balcony

Bedroom One

15'8" x 8'11" (4.80 x 2.72)

Bedroom Two

11'10" x 11'6" (3.61 x 3.51)

Bathroom

Material Information

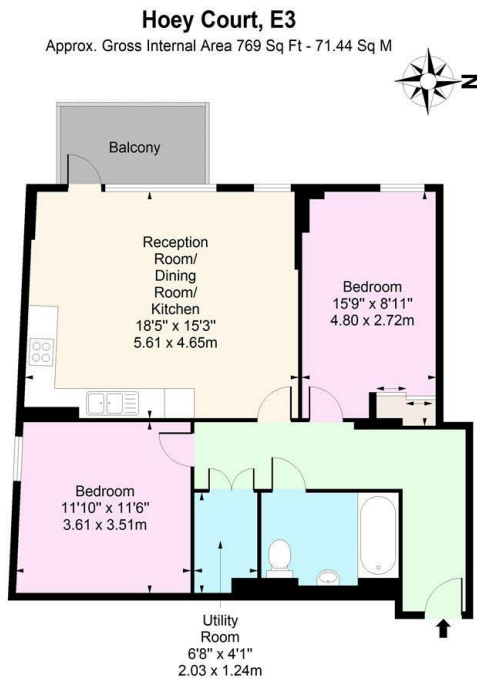
Tenure: Leasehold

Length Of Lease: Approx 116 Years remaining

Annual Ground Rent: £350.00 Per year

Annual Service Charge: Approx £2,200 Per Year

Council Tax Band: D



For Illustration Purposes Only - Not To Scale
www.londonpropertyassessments.co.uk

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
86	86	91	91

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) 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 (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

(92 plus) A

(81-91) B

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Not environmentally friendly - higher CO₂ emissions

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