



## 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**

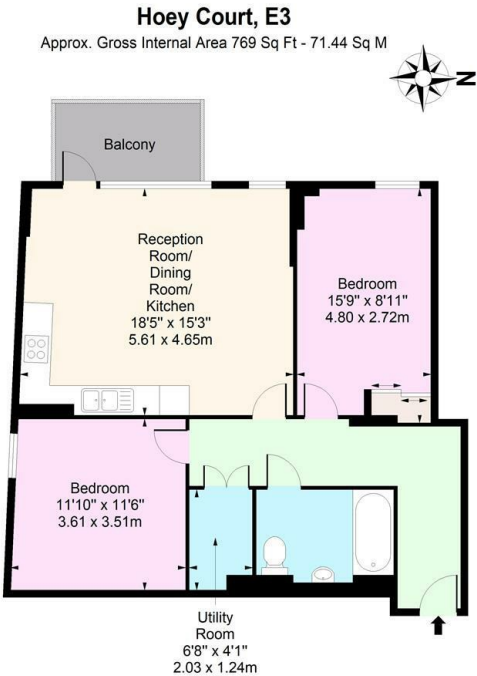
**Bedroom One**  
15'8" x 8'11" (4.80 x 2.72)

**Bedroom Two**  
11'10" x 11'6" (3.61 x 3.51)

**Bathroom**

**Material Information**

Tenure: Leasehold  
Length Of Lease: Approx 115 Years remaining  
Annual Ground Rent: £350.00 Per year  
Annual Service Charge: Approx £2,448.00 Per Year  
Council Tax Band: D



**Fifth Floor**  
Floor Area 769 Sq Ft - 71.44 Sq M  
For Illustration Purposes Only - Not To Scale  
[www.londonpropertyassessments.co.uk](http://www.londonpropertyassessments.co.uk)

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
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	