



Barry Blandford Way, London, , E3 3TR

£450,000

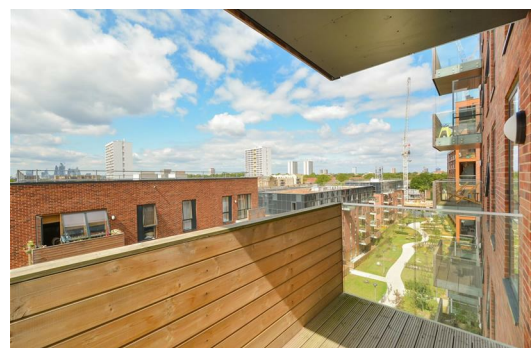
Elms Estates are delighted to be able to offer to the market For Sale this Amazing Two Bedroom Apartment with a balcony.

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

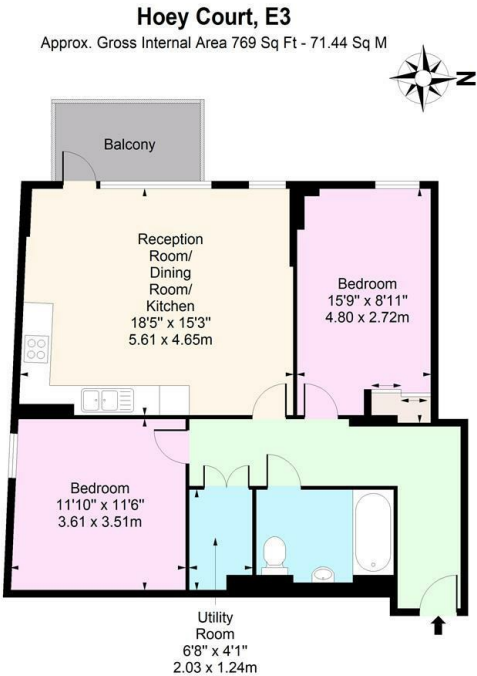
Bedroom One
15'8" x 8'11" (4.80 x 2.72)

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 £2,451.24 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

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