



Alphabet Square, London, , E3 3RT

£700,000

Elms Estates are delighted to be able to offer to the market for sale this beautifully presented Four Bedroom Town House arranged over four floors and offered to the market on a chain free basis.

Alphabet Square is situated within a peaceful, secure gated development that is 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 Crisp Street Market with its many shops and restaurants as well as leisure facilities and public services close by.

Internally the property is spacious throughout with a large open plan reception/kitchen area situated on the lower ground floor. On the raised ground floor the property has a further reception area with a shower room while the two upper floors boast four double bedrooms with bedroom one and two both benefiting from balconies overlooking the canal. The property also has the advantage of an allocated parking space.

Alphabet Square really does offer a unique and rare property purchase. 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.



12'11" x 8'7" (3.96 x 2.62)

26'8" x 12'0" (8.13 x 3.66)

13'1" x 11'8" (3.99 x 3.58)

11'8" x 8'2" (3.58 x 2.49)

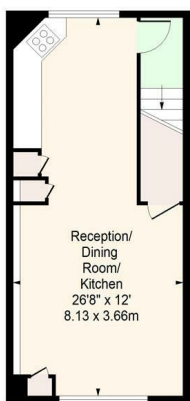
11'8" x 6'7" (3.58 x 2.01)

11'8" x 6'5" (3.58 x 1.98)

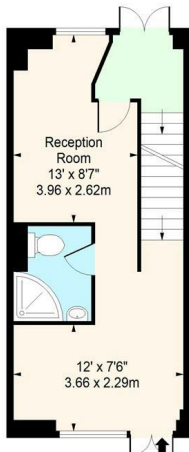
Council Tax Band: D



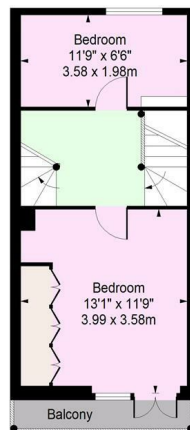
Approx. Gross Internal Area 1268 Sq Ft - 117.80 Sq M



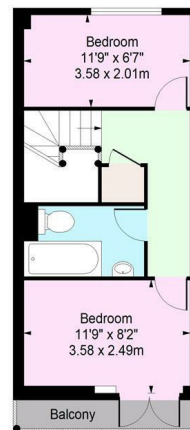
Floor Area 317 Sq Ft - 29.45 Sq M



Floor Area 328 Sq Ft - 30.47 Sq M



Floor Area 312 Sq Ft - 28.98 Sq M



Floor Area 311 Sq Ft - 28.89 Sq M

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

Energy Efficiency Rating

Very energy efficient - lower running costs

Current: 76 Potential: 86

Legend: Current (green), Potential (blue)

Rating Scale:

- (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

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

Current: 86 Potential: 86

Legend: Current (green), Potential (blue)

Rating Scale:

- (92-plus) A
- (81-91) B
- (69-80) C
- (55-68) D
- (39-54) E
- (21-38) F
- (1-20) G

Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC

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