



Alphabet Square, London, , E3 3RT

£650,000

Guide Price £650,000 - £675,000 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 Chrisp 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.



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

Reception/ Dining Room/Kitchen
26'8" x 12'0" (8.13 x 3.66)

Shower Room

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

Balcony

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

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

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

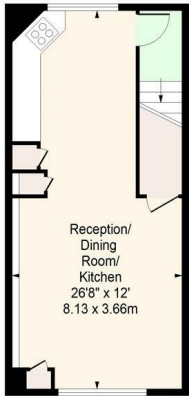
Bathroom

Material Information

Tenure: Leasehold
Length Of Lease: Approx 962 Years remaining
Annual Ground Rent: £250.00 Per year
Annual Service Charge: Approx £4,041.00 Per Year
Council Tax Band: D

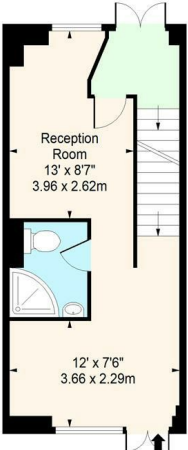


Alphabet Square, London, E3
Approx. Gross Internal Area 1268 Sq Ft - 117.80 Sq M



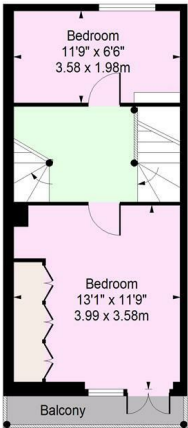
Lower Ground Floor

Floor Area 317 Sq Ft - 29.45 Sq M



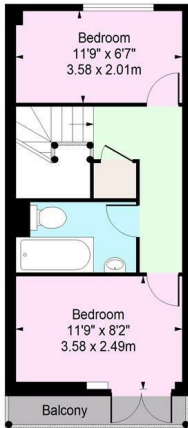
Raised Ground Floor

Floor Area 328 Sq Ft - 30.47 Sq M



First Floor

Floor Area 312 Sq Ft - 28.98 Sq M



Second Floor

Floor Area 311 Sq Ft - 28.89 Sq M

For Illustration Purposes Only - Not To Scale
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