

# Your local property experts

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You'll find us on Hornsey High Street. Pop in for a chat or call us today.

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*trustworthy*  
*faultless service*  
*straightforward*  
**honest** *a breath of*  
*professional* *fresh air*  
**accessible**  
*friendly* *dependable*  
*responsive*  
*transparent*

Quotes taken from independent Google reviews 2006 to 2016



PhilipAlexander Estate Agents  
52 High Street, Hornsey  
London N8 7NX

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## Maltings Close, E3

**£1,750** FOR SALE

*Apartment - Purpose Built*

1 1 1



# Maltings Close, E3

£1,750 Per

## Description

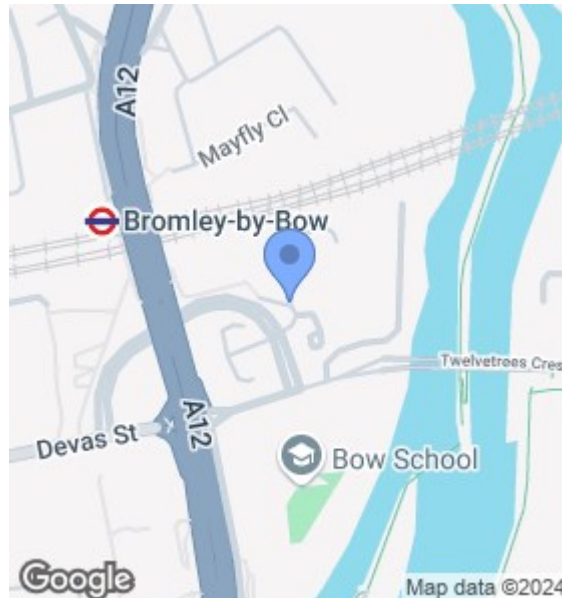
A generously sized one bedroom apartment located just a stones throw from Bromley-by-Bow tube station. The property is situated in a popular modern development, and features include a private balcony, designated off-street parking space, and access to communal gardens. Nicely presented throughout.

Conveniently located with easy access to the A12, and local amenities off Devan Street. The scenic Three Mills Park is also just across the River Lea.

## Key Features

- Private balcony
- Allocated parking
- Bright and modern throughout

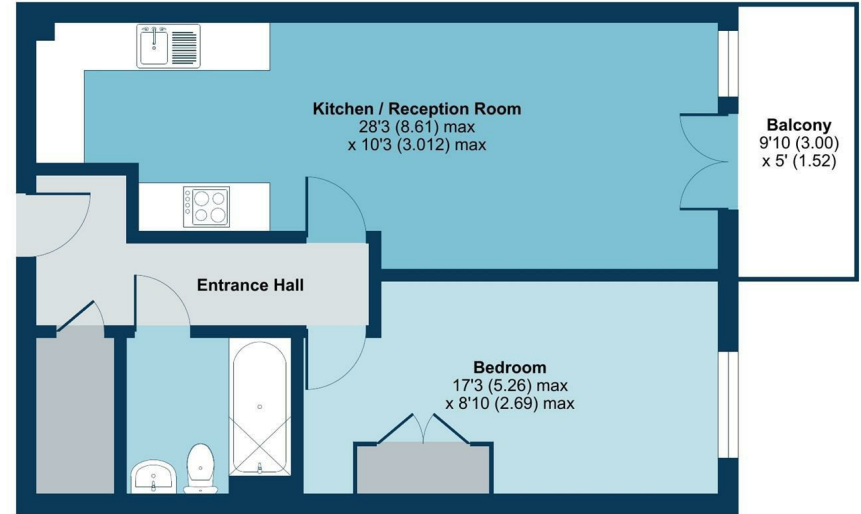
**Tenure** to be confirmed  
**Lease Expires** to be confirmed  
**Ground Rent** to be confirmed  
**Service Charge** Tower Hamlets  
**Local Authority** C  
**Council Tax**



## Floorplan

### Maltings Close, London, E3

Approximate Area = 555 sq ft / 51.5 sq m  
 For identification only - Not to scale



Second Floor

**Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vintchcom 2023. Produced for Philip Alexander Estate Agents. REF: 1037382

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.