



## Maddams Street, , London, E3 3RA

- 3 Bedroom Maisonette
- Private Balcony
- Buy to let or first time buyers
- Ground Rent: £250.00 Per Annum
- Situated on the 2nd and 3rd Floor
- Close to excellent transport links
- Annual Service Chare £1534 Per Annum
- Lease Length Remaining: 116 Years

**Asking Price £350,000**



# Maddams Street, , London, E3 3RA - Asking Price £350,000

## DESCRIPTION

Hunters would like to present this Three-bedroom maisonette located on the 2nd floor On Maddams Street Bow. With a total area of 731 sq. ft, this apartment offers a private balcony and is conveniently situated near Devons Road DLR.

### Property Description:

This three-bedroom maisonette is ideally located over two floors. Spanning over 731 sq. ft internally, the first floor features a bright living area that leads to a private balcony, a separate kitchen, and a WC. On the 2nd floor, you will find two double bedrooms, a smaller third bedroom, and a family bathroom. Maddams Street offers easy access to various local amenities, including bars, coffee shops, and Chrisp Street Market. Convenient transportation options include Devons Road (DLR), Bromley By Bow (District, Hammersmith & City), and nearby A roads for easy access.

This is a perfect opportunity for first time buyers, or for a buy to let. For more details or to arrange a viewing, please contact our Hunters Team in Tower Bridge today.



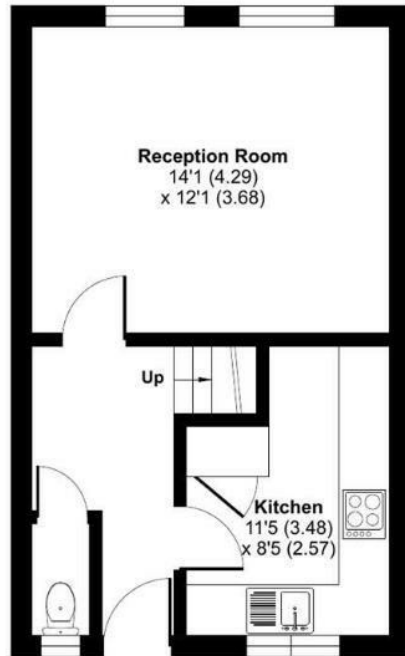




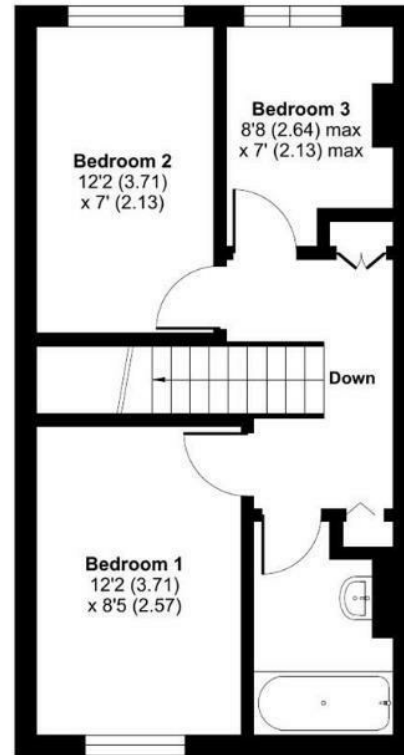
## Maddams Street, London, E3

Approximate Area = 731 sq ft / 67.9 sq m

For identification only - Not to scale



SECOND FLOOR



THIRD FLOOR

### Viewings

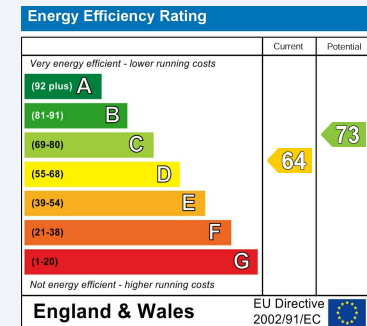
Please contact [towerbridge@hunters.com](mailto:towerbridge@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

