



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

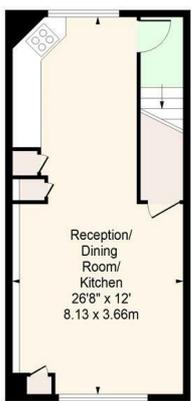
Marketing Disclaimer

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed and they do not constitute an offer or contract. Any intending purchaser must rely on their own inspection and enquiries. All measurements, areas and distances are approximate and are for guidance purposes only. Photographs and floor plans are for illustrative purposes only and some images may have been digitally enhanced for marketing purposes. Fixtures, fittings and services have not been tested and no warranty is given as to their condition or suitability. Leasehold, new build and service charge information (where applicable) is provided in good faith and should be verified by the buyer's solicitor. EPC ratings are correct at the time of marketing and are subject to change. No person in the employment of Elms Estates has authority to make or give any representation or warranty in relation to this property.



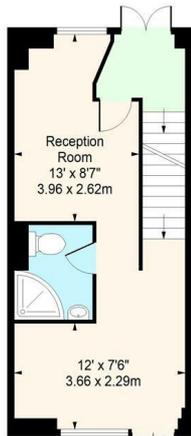
Alphabet Square, London, E3

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



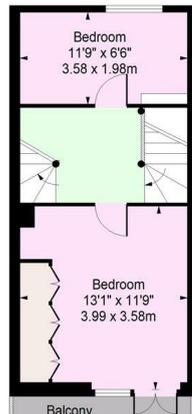
Lower Ground Floor

Floor Area 317 Sq Ft - 29.45 Sq M



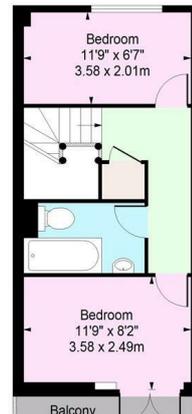
Raised Ground Floor

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
www.londonpropertyassessments.co.uk

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(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	
EU Directive 2002/91/EC	86	EU Directive 2002/91/EC	
England & Wales		England & Wales	