



1 Barley Lane, Stratford, E15

Asking Price: £810,000

 Benham
& Reeves

1 Barley Lane, Stratford, E15

🏠 3 Bedroom (s) 🚿 2 Bathroom (s) 🔑 Leasehold

Explore comfortable living with this fabulous three bedroom, two bathroom, fourth floor lateral apartment. Spanning an approximate 1,075 square feet this modern apartment has two outside spaces, one being a large terrace and the other a balcony and are both accessed via the open plan kitchen/reception. The kitchen/reception incorporates a fully fitted kitchen area with integrated appliances and has wooden flooring throughout. All three bedroom are generously proportioned and there are fitted wardrobes and an en suite bathroom to the principal bedroom. Additional benefits include an additional family bathroom, ample storage and a spacious entrance hall. Situated on the fourth floor and spanning an approximate 1,076 square feet apartment

Malt House is surrounded by a number of local amenities and include the London Stadium, Westfield Shopping Centre and Stratford international.

Transport Links include 0.2 miles from Pudding Mill Lane DLR station, 0.2 miles (Zone 2/3), and within walking distance of Bromley-by-Bow station and Bow Church station (both 0.6 miles away), this property offers excellent connectivity for easy commuting.





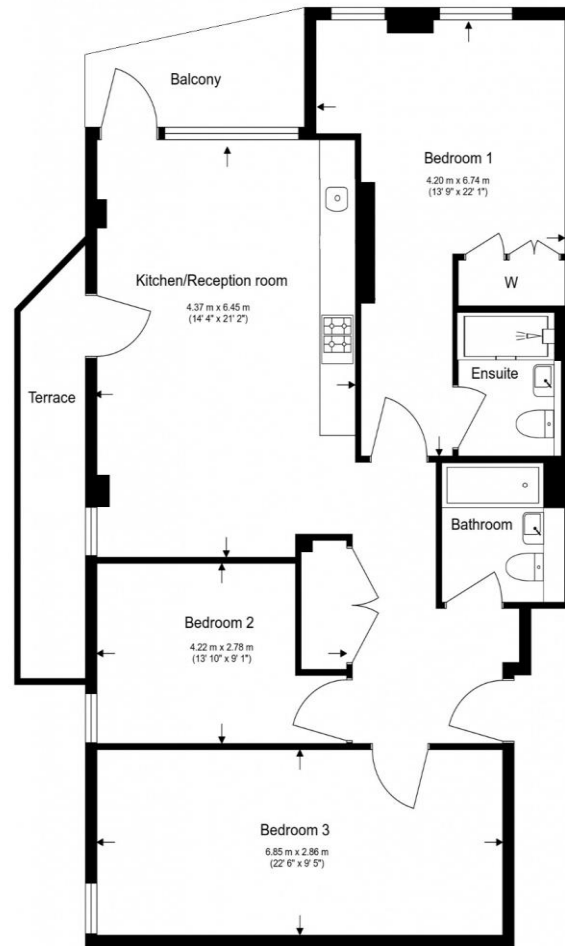
Property Features:

- 3 Bedrooms
- 2 Bathrooms (One En-Suite)
- Private South-West Facing Patio
- 1075 Square Feet (Approx.)
- Pudding Mill Lane DLR Station (0.2 Miles, Zone 2/3)
- Bromley-by-Bow Station (0.6 Miles, Zone 2/3, District Line and Hammersmith & City Line)
- Bow Church DLR Station (0.6 Miles, Zone 2/3)



4th Floor

Total Gross Internal Area
99.8 Sq/m - 1075 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£810,000
Tenure:	Leasehold Expires 26/04/3020 Approximately 995 Years Remaining
Ground Rent:	£650.00 (per annum) 2024
Service Charge:	£3,834.00 (per annum) 2024

Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CHN240015

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