



# Makers Yard, Bromley-By-Bow, E3

Asking Price: £400,000

 Benham  
& Reeves

# Makers Yard, Bromley-By-Bow, E3

🏠 Studio    🚿 1 Bathroom (s)    🔑 Leasehold

This perfectly located residence offers a bright and spacious kitchen/living/bedroom area with access to a good-sized private balcony with Canary Wharf views. This apartment spans an impressive 434 square feet is offered in immaculate condition throughout.

The development itself offers an array of amenities to enhance the living experience, including a 24-hour concierge, state-of-the-art screening room, residents' room, and a resident's roof terrace and garden situated on the podium level.

Strategically located near the River Lea and Limehouse Cut, Three Waters enjoys a prime position in the heart of East London. The area offers a blend of rich history and a vibrant array of boutique shops and restaurants. Additionally, residents benefit from easy access to central London, with both the Tube and DLR within walking distance.

Transport Links include Bromley by Bow Station (0.5 miles) Devons Road DLR (0.4 miles)





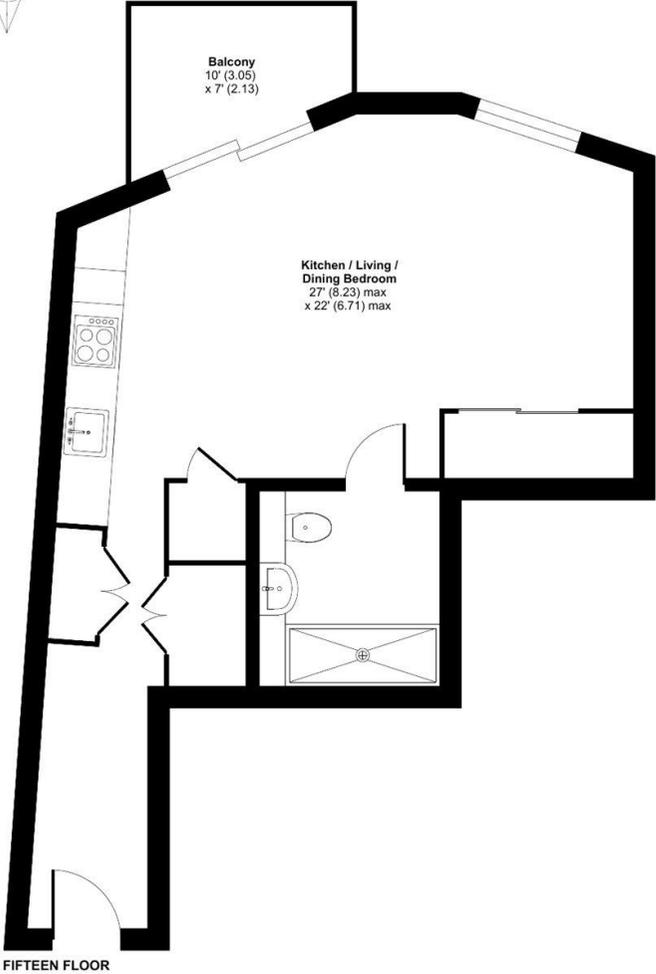
## Property Features:

- Studio
- Fifteenth Floor
- 434 Square Feet (Approx.)
- 24 hour Concierge
- Residents' Room
- Residents' Roof Terrace
- Residents' Garden



## Makers Yard, London, E3

Approximate Area = 434 sq ft / 40.3 sq m  
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Benham & Reeves. REF: 1173325

## Terms & Conditions:

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

Asking Price:	£400,000
Tenure:	Leasehold Expires 02/06/3018 Approximately 993 Years Remaining
Ground Rent:	£250.00 (per annum) 2023
Service Charge:	£1,917.02 (per annum) 2023

## Viewings:

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

Our reference: CWH230314

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W: [www.benhams.com](http://www.benhams.com)

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