# Maltings Close, London, E3

BUTLER & STAG

**Price Guide £250,000 - £275,000**
**Escape to your own urban sanctuary in this exceptional one bedroom apartment boasting an expansive private roof terrace within the waterside development that is Maltings Close. It's an ideal choice for those seeking an urban retreat in the heart of East London.**

# Leasehold

- South Facing 300 Sq/Ft Roof Terrace
- 546 Sq/Ft Internal Living Space
- Chain Free
- Open Plan Concept Living
- Secure Allocated Parking Space
- First Floor Apartment
- Close to Bromley-By-Bow Station
- Waterside Development

The open-plan living area is bathed in natural light, creating an inviting space for social gatherings, and everyday living. The kitchen is equipped with modern appliances, sleek countertops, and an open layout that seamlessly connects to the living area.

Step outside to your own private south facing terrace, where you can indulge in al fresco dining, or simply bask in the sun. The principal bedroom provides a peaceful escape with ample space and privacy. You'll appreciate the generous storage options throughout the flat, ensuring a clutter-free living environment.

Maltings Close is ideally situated in Bromley-by-Bow, with excellent access to transportation links, including Bromley By Bow (District) and Devons Road (DLR) stations. Local amenities, parks, shops, and restaurants are just steps away.

Whether you're looking for a new home or an investment property, this garden flat presents a promising opportunity for rental income or future resale, thanks to its sought-after location.

## Maltings Close Bow, E3

Approx. Gross Internal Area 546 Sq Ft - 50.72 Sq M (Excluding Terrace)
Approx. Gross Internal Area 845 Sq Ft - 78.50 Sq M (Including Terrace)

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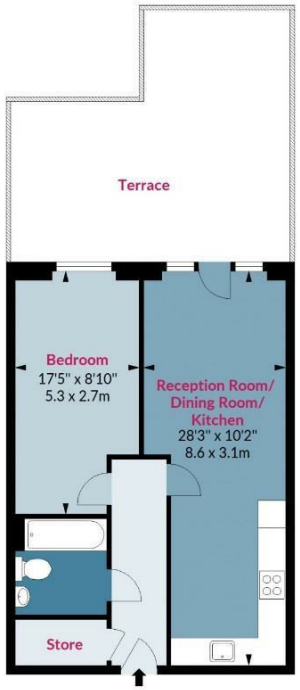

### First Floor

Floor Area 546 Sq Ft - 50.72 Sq M

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.


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