

£350,000 Leasehold

Maestro Apartments, 55 Violet Road, London E3 3FW



- Second Floor (building has a lift)
- Semi-Open-Plan Kitchen/Reception Room
- Minutes from Devons Road DLR
- Approx. 560 Sqft Gross Internal Area
- Balcony
- Short Walk from Bromley-by-Bow Station

GENERAL DESCRIPTION

This apartment is on the second floor of a modern development just to the north of Limehouse Cut. The property has a spacious reception room with double doors that open onto a balcony which overlooks the central courtyard. The semi-open-plan kitchen features sleek, white units and contrasting worktops. There is a generously-sized bedroom, a bathroom with overhead and separate hand-held shower and a fitted storage/utility cupboard in the entrance hallway. Well insulated walls, modern double glazing and a communal heating/hot water system make for a very good energy-efficiency rating. Maestro Apartments is located only a few minutes from Devons Road DLR. Bromley-by-Bow Station, for the District and Hammersmith & City Lines, is also within easy walking distance.

Tenure: Leasehold (130 years less 5 days from 01/01/2009).

Service Charge: £280.45 per month (subject to annual review).

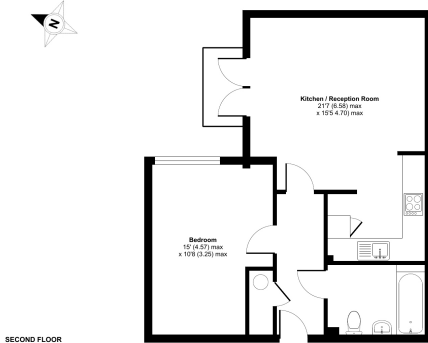
Council Tax: Band C, London Borough of Tower Hamlets.

Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals). There is no parking space offered with this property.

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Approximate Area = 590 sq ft / 52 sq m
For identification only - Not to scale



SECOND FLOOR
Floor plan produced in accordance with RICS Property Measurement Standards (Approved International Property Measurement Standards (IPMS) Residential). © Urbanmoves 2023. Professional Order Ref: 027-00004

DIMENSIONS

SECOND FLOOR

Entrance Hallway

Reception

21' 7" max. x 15' 5" max. (6.58m x 4.70m)

Kitchen

included in reception measurement

Balcony

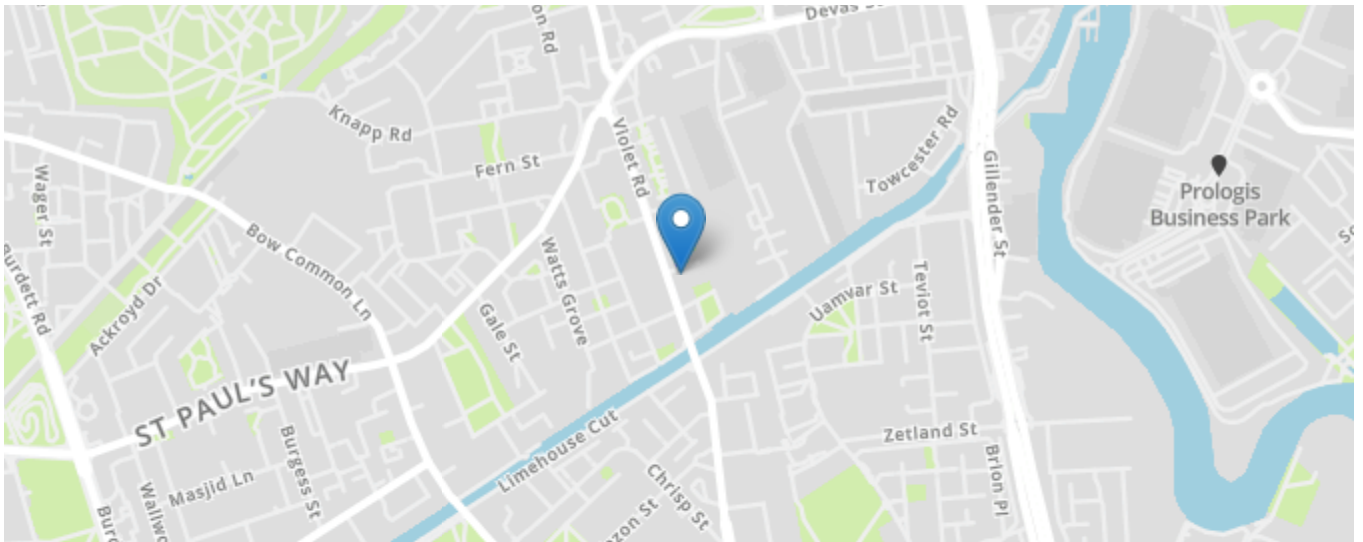
Bedroom

15' 0" max. x 10' 8" max. (4.57m x 3.25m)

Bathroom

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.