



# For Sale

## Apartment

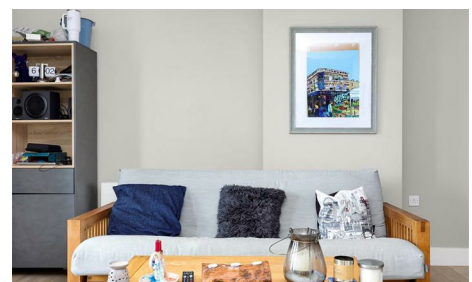
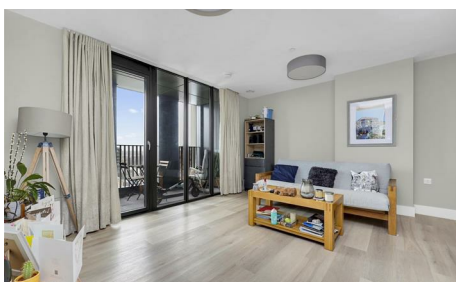
Malt House | Barley Lane | London | E15

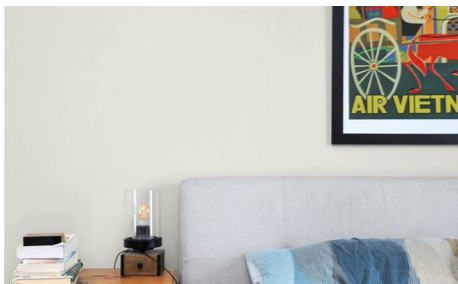
Offers Over £425,000 | Leasehold

1 Receptions | 1 Bedroom | 1 Bathroom

- Spacious One Bedroom Apartment
- Secure development
- Modern with top spec appliances
- Situated on the 6th Floor
- Large Private Balcony
- Excellent transport links
- Sport & leisure facilities nearby
- Lift Access
- Leasehold | Chain-Free

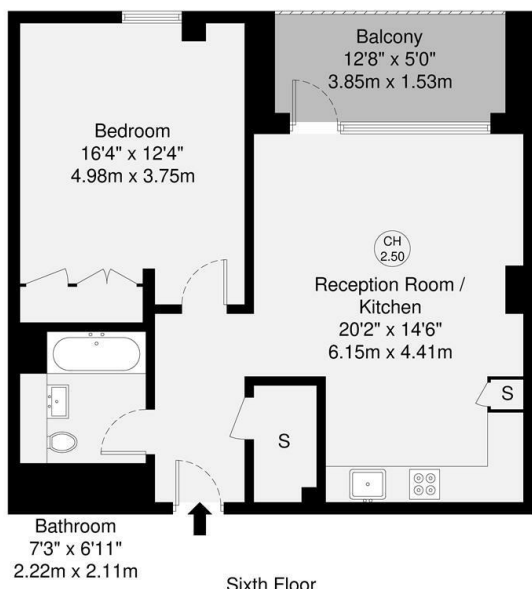
FREEDOM TO MOVE





Malt House, Barley Lane, E15

GROSS INTERNAL AREA  
58.6 sq m / 630 sq ft



GROSS INTERNAL AREA (GIA)  
58.6 sq m / 630 sq ft

TOTAL STORAGE SPACE  
2.3 sq m / 24 sq ft

EXTERNAL FEATURES  
Balcony, Double Glazing, Central Vacuum etc.

RESTRICTED HEAD HEIGHT  
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison  
VUE

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <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 &amp; Wales</b>	EU Directive 2002/91/EC	

Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.

Hawks are excited to offer this truly stunning luxury one bedroom apartment, set on the 6th floor boasting 630 sq ft, within the desirable Stratford Mill development.

The open-plan living, kitchen, and dining area is a highlight of this stunning apartment. Bathed in natural light from the balcony doors and windows, the space is both stylish and modern. The kitchen is equipped with integrated appliances, perfect for contemporary living plus a superb private balcony. Additional benefits include an additional family bathroom, ample storage and a spacious entrance hall.

Stratford Mill has become an incredibly popular new neighbourhood in East London, positioned on the canal and close to the Queen Elizabeth Olympic Park. With excellent transport links it's easy to get from Stratford to most places in London. Pudding Mill Lane station is a 2 minute walk away from Stratford Mill which has connections to Canary Wharf and Lewisham via the DLR line. Stratford station is a 15 minute walk away, with direct connection to London Bridge, Liverpool Street, Bank and London City.

Service Charge=£1,217p.a.

Ground Rent=£0 p.a.

EPC | B

Council Tax | London Borough of Newham | C

Please call 0203 002 6769 to arrange a viewing.



*Hawks*

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