

**BUTLER & STAG**



**171 Maltings Close, London**  
London

Guide Price £250,000



## 171 Maltings Close

London

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.

- Bicycle Storage
- Bromley By Bow Station Close By
- One Bedroom
- Private Roof Terrace
- Lift Access To All Levels
- Gated Parking - Reserved Space
- Chain Free
- Waterside Development
- 549 Sq/Ft Internal Living Space
- First Floor Apartment



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, plenty of countertop space, and an open layout that seamlessly connects to the living area.

Step outside to your own private 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. 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.

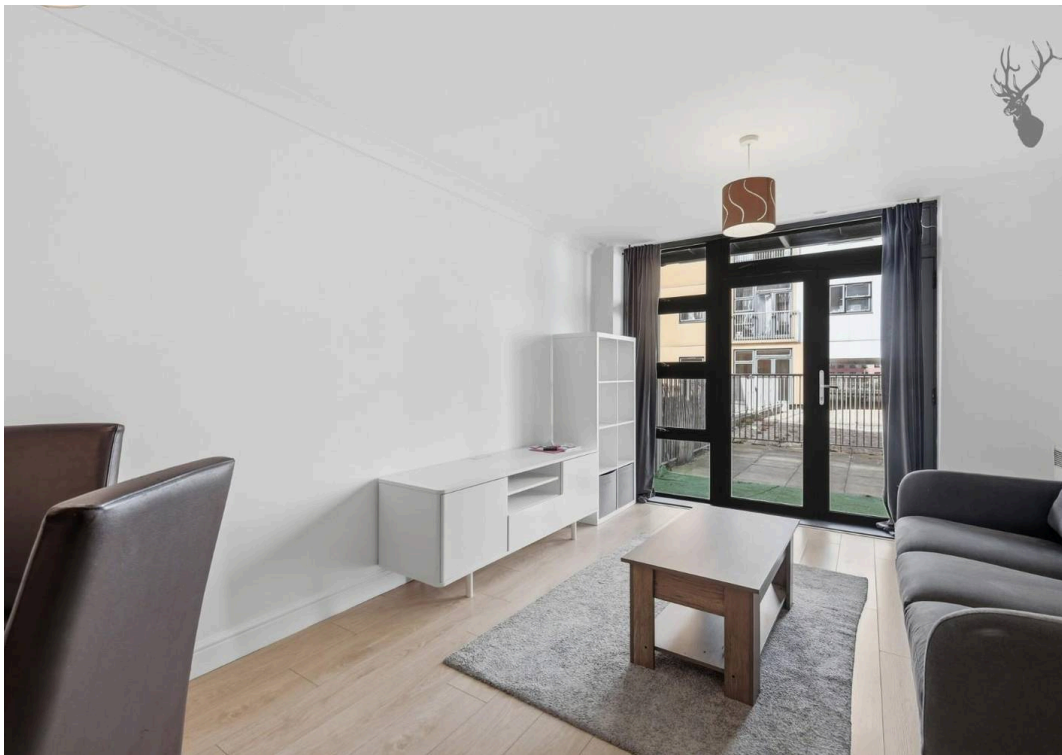
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C



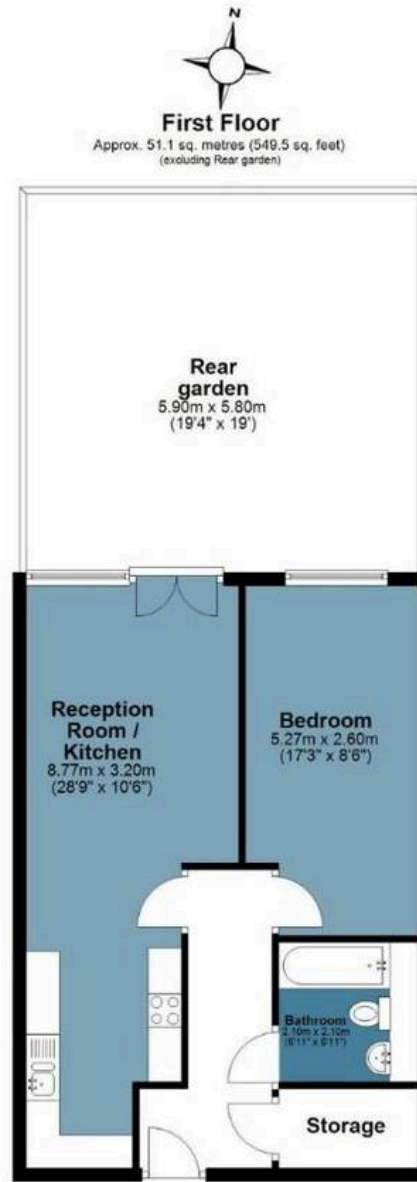




# Maltings Close

Approx. Gross Internal Area 51.1 sq. metres (549.5 sq. feet)

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value

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## We Make Moving Home Easy.

At Butler and Stag, we do more than just connect London to West Essex – we make the move seamless. With offices spanning from vibrant East London to the tranquillity of West Essex, we understand the nuances of each area and the journey people take between them. Our marketing goes beyond standard listings, showcasing every property with precision, creativity, and reach that others simply can't match. Coupled with an unparalleled attention to detail, from first enquiry to final move-in, we ensure every client and customer feels informed, supported, and confident. Simply put, we do the little things that make a big difference, setting us apart in every step of the property experience.



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# Like what you see? Let's talk

Book your **FREE** valuation now



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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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