

# Hammonds



## 7 Huggins House Alfred Street, London, E3 2BD

£2,300 Per Month

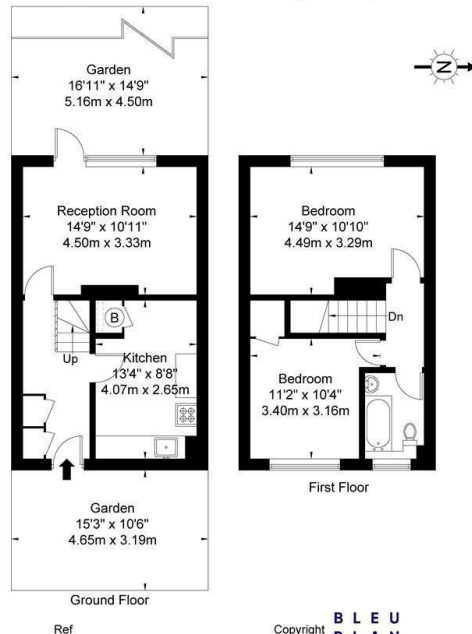
- 3 Bedrooms
- Two Double Bedrooms
- 5 Mins From Bow Church DLR Station
- Incredible Transport Links
- Quiet Street
- Charming Property
- Moments From Bow Road Underground

57 Bow Rd, London, E3 2AD  
02089802226

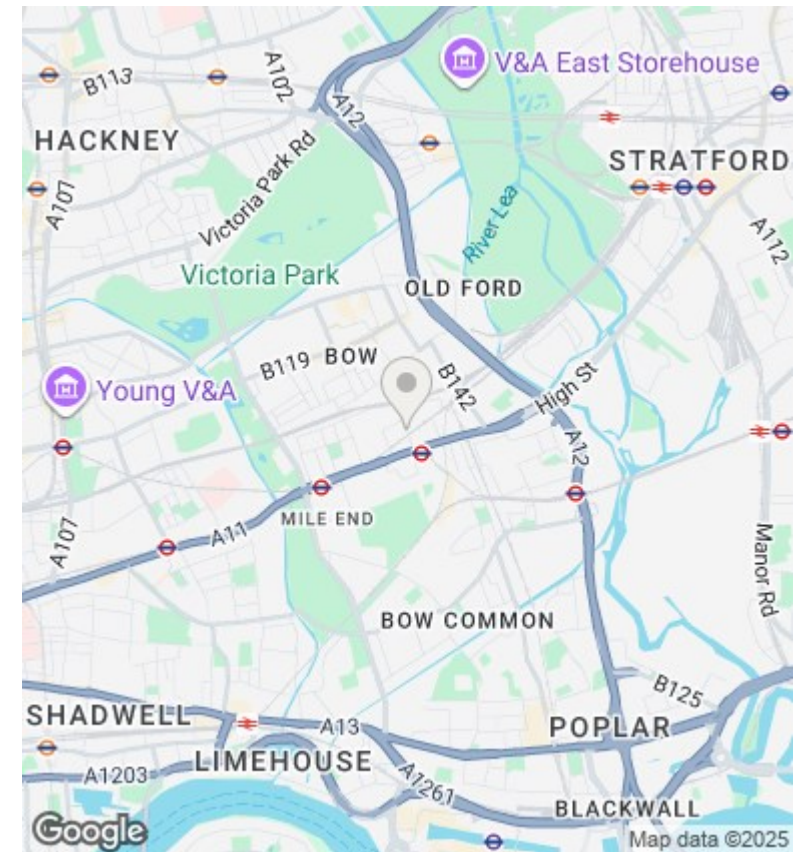
Lettings@hamondsestates.co.uk  
www.hammonds-estates.co.uk

## Huggins House Alfred Street, E3 2BD

Approx Gross Internal Area = 69.6 sq m / 749 sq ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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## Directions

## Viewings

Viewings by arrangement only. Call 02089802226 to make an appointment.

## Council Tax Band

C

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	