



Ellsworth Street, London, , E2 0AU

£550,000

Elms Estates are absolutely delighted to offer for Sale this THREE bedroom maisonette with its own garden.

Ellsworth Street is located in the heart of Bethnal Green within walking distance to Bethnal Green Overground & Overground station but also with multiple bus routes in to the City, West End and beyond and additionally the Glorious Victoria Park is within a short walk and offers Beautiful Open Spaces and Miles of Scenic Walks. The Relaxed, Cool Feel of Victoria Park Farmers Market will make for wonderful lazy Sunday morning strolls. This property really is set within the Heart of the East End with easy access to all of the Restaurants, Bars, Shops, Markets, Gyms, Parks, Galleries and Museums this Exciting Area has on offer.

Internally the property offers a spacious and bright reception room with access to the garden, Separate kitchen with space to dine, Three Bedrooms, Family bathroom and also benefiting from a ground floor shower room. The property is arranged over two floors an offer to the market on a CHAIN FREE basis.

An early internal viewing is highly recommended in order to avoid disappointment.



Reception Room
16'4" x 11'5" (5.0 x 3.5)

Kitchen
14'1" x 10'5" (4.3 x 3.2)

Ground Floor Shower Room

Bedroom One
11'9" x 10'9" (3.6 x 3.3)

Bedroom Two
13'5" x 8'2" (4.1 x 2.5)

Bedroom Three
8'6" x 8'2" (2.6 x 2.5)

Bathroom

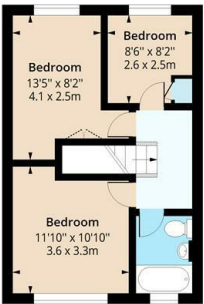
Rear Garden

Material Information

Tenure: Leasehold
Length Of Lease: Approx 87 Years remaining
Annual Ground Rent: £10.00 Per year
Annual Service Charge: £1,400 Per Year
Council Tax Band: C



Ellsworth Street, E2
Approx. Gross Internal Area 871 Sq Ft - 80.92 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.
lpaplus.com

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	