



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



Ground Floor

Floor Area 437 Sq Ft - 40.60 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.

ipaplus.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-89)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
76		65	

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-89)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			

England & Wales EU Directive 2002/91/EC