



## Sewardstone Road, London, , E2 9JH £350,000

GUIDE PRICE £350,000 - £360,000 Elms Estates are absolutely delighted to be able to bring to the market For Sale this Amazing One Bedroom Apartment situated just moments from Victoria Park and Regents Canal.

Rosebery House is situated on Sewardstone Road and offers excellent access to the Glorious Victoria Park and the Regents Canal that both offer 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 while the vibrant Broadway Market is a short walk along the canal and offers an array of shops and dining experiences. 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, within easy reach of multiple bus routes into the City, West End and beyond and both Bethnal Green Tube and Cambridge Heath Overground Stations are within walking distance.

Internally the property is bright and spacious throughout with a large reception room that gives you access to the balcony, Modern separate kitchen, spacious bedroom with built-in storage and a contemporary bathroom.

Rosebery House really does offer a unique and rare property purchase. An early internal inspection is highly recommended in order to avoid disappointment.

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our property consultants.



## Reception

14'5" x 12'5" (4.4 x 3.8)

## Balcony

6'6" x 4'11" (2.0 x 1.5)

## Kitchen

10'5" x 7'2" (3.2 x 2.2)

## Bedroom

14'9" x 8'10" (4.5 x 2.7)

## Bathroom

7'10" x 5'6" (2.4 x 1.7)

## Material Information

Tenure: Leasehold

Length Of Lease: Approx 84 Years remaining

Annual Service Charge: £1,760.00

Annual Ground Rent: £1.00

Council Tax Band: B

## Marketing Disclaimer

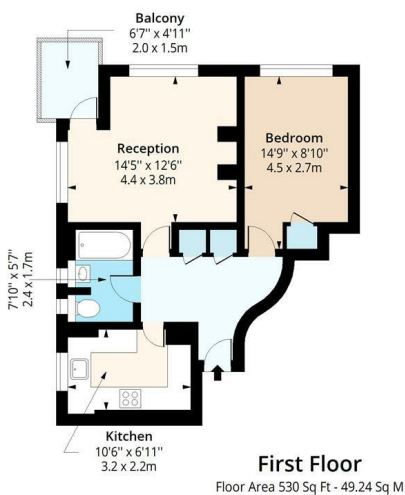
These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed and they do not constitute an offer or contract. Any intending purchaser must rely on their own inspection and enquiries. All measurements, areas and distances are approximate and are for guidance purposes only. Photographs and floor plans are for illustrative purposes only and some images may have been digitally enhanced for marketing purposes. Fixtures, fittings and services have not been tested and no warranty is given as to their condition or suitability. Leasehold, new build and service charge information (where applicable) is provided in good faith and should be verified by the buyer's solicitor. EPC ratings are correct at the time of marketing and are subject to change. No person in the employment of Elms Estates has authority to make or give any representation or warranty in relation to this property.



## Rosebery House E2

Approx. Gross Internal Area 530 Sq Ft - 49.24 Sq M

Approx. Gross Balcony Area 32 Sq Ft - 2.97 Sq M



Measured according to RICS IPMS2. 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. 1 sq m = 10.76 sq feet. Date: 18/6/2026

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
74	80		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC