



## Turin Street, London, , E2 6BA £325,000

GUIDE PRICE £325,000 - £350,000 Elms Estates are delighted to be able to offer to the market for sale this Amazing One Bedroom Apartment offered to the market on a CHAIN FREE basis.

Simmons House is located within Walking Distance of Bethnal Green Tube Station and benefitting hugely from the many small Green Spaces around and the Relaxed, Cool Feel of Columbia Road Flower Market will make for wonderful lazy Sunday morning strolls while the vibrant Broadway Market is within easy reach offering 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.

Internally the property is bright and spacious throughout, with a large reception room that benefits from a Juliet balcony, Separate modern kitchen, Double bedroom and contemporary shower room.

Simmons 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

13'5" x 11'9" (4.1 x 3.6)

## Kitchen

10'2" x 7'2" (3.1 x 2.2)

## Bedroom

11'9" x 10'2" (3.6 x 3.1)

## Shower Room

8'10" x 4'7" (2.7 x 1.4)

## Material Information

Tenure: Leasehold

Length Of Lease: Approx 117 Years remaining

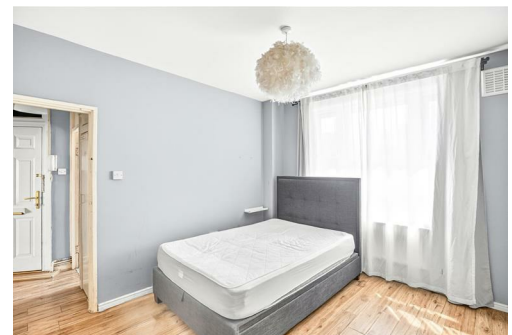
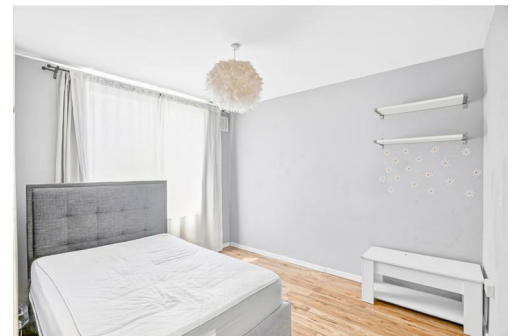
Annual Service Charge: £1,919.00

Annual Ground Rent: £10.00

Council Tax Band: B

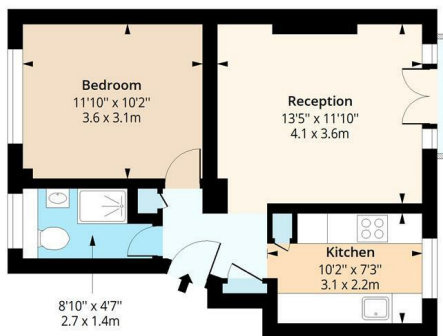
## Marketing Disclaimer

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.



## Simmons House E2

Approx. Gross Internal Area 456 Sq Ft - 42.36 Sq M



### First Floor

Floor Area 456 Sq Ft - 42.36 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: 28/5/2026

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