



## Globe Road, London, , E1 4AL

**£350,000**

Elms Estates are delighted to be able to offer to the market For Sale this TWO bedroom apartment split over two levels with amazing views over London.

Withy House is situated on Globe Road and offers excellent access to both Bethnal Green Tube Station (Central Line) and Stepney Green Station (District line and Hammersmith & City) which gives you great access into the city. There are also multiple bus routes into the City, West End and beyond.

Additionally the Glorious Victoria Park is within easy reach 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 is light and spacious throughout with a good size reception room which gives you access to the balcony and a separate kitchen. On the first floor you have two double bedrooms, bathroom and a separate w/c.

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



## Reception Room

18'8" x 11'1" (5.7 x 3.4)

## Kitchen

12'1" x 7'6" (3.7 x 2.3)

## Bedroom One

11'1" x 10'2" (3.4 x 3.1)

## Bedroom Two

11'1" x 9'10" (3.4 x 3.0)

## Bathroom

## Separate W/c

## Balcony

## Material Information

Tenure: Leasehold

Length Of Lease: Approx 92 Years remaining

Annual Ground Rent: £10.00 Per year

Annual Service Charge: £1,850.98 Per Year

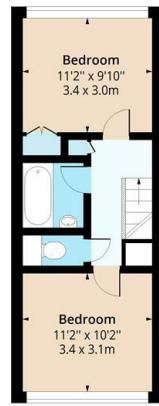
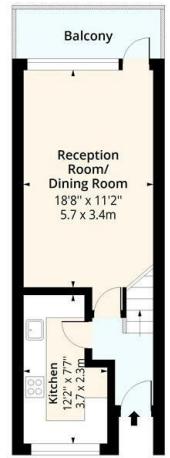
Council Tax Band: C



## Withy House, Globe Road, E1

Approx. Gross Internal Area 705 Sq Ft - 65.49 Sq M (Excluding Balcony)

Approx. Gross Internal Area 758 Sq Ft - 70.42 Sq M (Including Balcony)



## Ninth Floor

Floor Area 346 Sq Ft - 32.14 Sq M

## Tenth Floor

Floor Area 359 Sq Ft - 33.35 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-89)	B		
(69-60)	C		
(55-46)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		69	77

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-89)	B		
(69-60)	C		
(55-46)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			
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