



Cornwall Avenue, London, , E2 0HE

£550,000

Elms Estates are delighted to be able to offer to the market for sale this Amazing Three Bedroom Ground Floor Apartment with its own Garden.

Shelley House is superbly located by Bethnal Green Gardens within a short walk of Bethnal Green tube (Central line, zone 2). The property is nestled in an attractive residential area with great independent pubs, shops and restaurants. Within a short walk are the glorious open spaces of Victoria Park along with the beautiful Regents Canal. In the area is also Broadway Market, Brick Lane and Columbia Road Flower Market.

Internally the property is bright and spacious throughout, featuring a large reception room with garden views, three well-proportioned bedrooms, a contemporary kitchen and bathroom, along with the added advantage of a versatile outbuilding.

Shelley 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 13'1" (4.4 x 4.0)

Kitchen
9'10" x 7'10" (3.0 x 2.4)

Bedroom One
13'9" x 10'9" (4.2 x 3.3)

Bedroom Two
13'9" x 8'6" (4.2 x 2.6)

Bedroom Three
10'5" x 6'10" (3.2 x 2.1)

Bathroom

Outbuilding
19'8" x 6'10" (6.0 x 2.1)

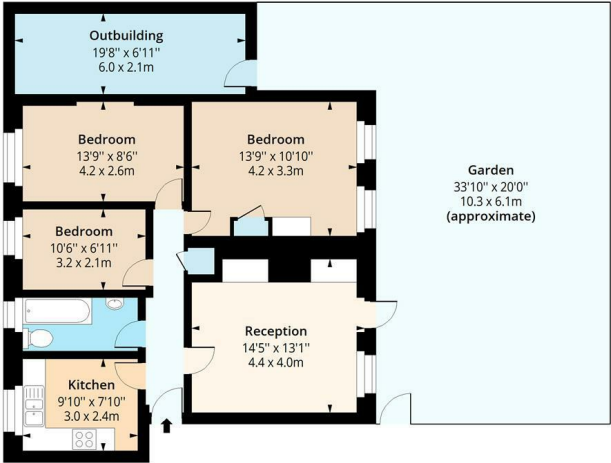
Garden
33'9" x 20'0" (10.3 x 6.1)

Material Information

Tenure: Leasehold
Length Of Lease: Approx 99 Years remaining
Annual Ground Rent: £10.00 Per year
Annual Service Charge: Approx £2,660.00 Per Year
Council Tax Band: C



Shelley House, E2
Approx. Gross Internal Area 791 Sq Ft - 73.48 Sq M
Approx. Gross Outbuilding Area 136 Sq Ft - 12.63 Sq M



Ground Floor
Floor Area 791 Sq Ft - 73.48 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.

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Date: 6/9/2025

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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	