



Approach Road, London, , E2 9NB
£375,000

Elms Estates are delighted to be able to offer to the market for sale this amazing Two double bedroom apartment situated just moments from Victoria Park.

Thomas Hollywood House is situated just off of Old Ford Road within easy reach of Bethnal Green (central line) tube station 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 and with Regents Canal also on your doorstep you will find endless new places to explore. 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 with a Juliet balcony, Separate Kitchen, Two double bedrooms and Shower Room. The property is offered to the market on a CHAIN FREE basis.

Internal viewing of this property is a must and early 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 7'6" (4.3 x 2.3)

Bedroom One

13'1" x 10'5" (4.0 x 3.2)

Bedroom Two

13'1" x 9'10" (4.0 x 3.0)

Shower Room

Material Information

Tenure: Leasehold

Length Of Lease: Approx 91 Years

Annual Ground Rent: £10.00 Per year

Annual Service Charge: £3,409.38 Per Year

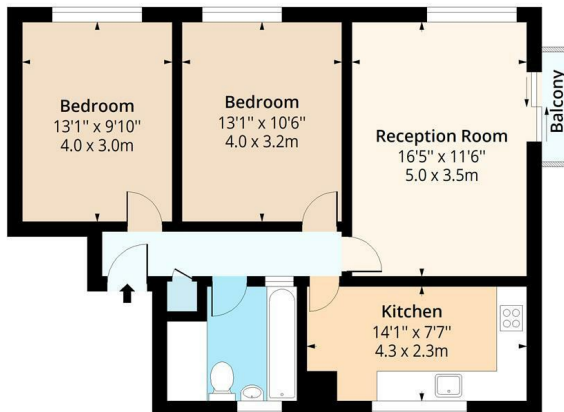
Council Tax Band: C



Thomas Hollywood House,

Approx. Gross Internal Area 729 Sq Ft - 67.72 Sq M

Approx. Gross Balcony/ Terrace Area 12 Sq Ft - 1.11 Sq M



Sixth Floor

Floor Area 729 Sq Ft - 67.72 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: 22/9/2022

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	