



## Trelawney Estate, Paragon Road, London, , E9 6PQ

**£250,000**

GUIDE PRICE £250,000 - £275,000 Elms Estates are delighted to be able to offer to the market for sale this Spacious One Bedroom Apartment Situated on the sixth floor.

Trelawney Estate is situated in a sought-after location just moments away from Mare Street with ample local amenities all within walking distance. The property is conveniently located with excellent transport links with Hackney Central being just a short walk away.

Internally the property is bright and spacious throughout with a large reception room which benefits from a Juliet balcony, Separate kitchen with space to dine, Double bedroom with built in storage and a contemporary bathroom.

The property is offered to the market on a CHAIN FREE basis.

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



## Reception Room

14'9" x 11'5" (4.5 x 3.5)



## Kitchen

11'5" x 8'6" (3.5 x 2.6)



## Bedroom

13'5" x 11'5" (4.1 x 3.5)



## Bathroom

### Material Information

Tenure: Leasehold

Length Of Lease: Approx 114 Years remaining

Annual Ground Rent: £10.00 Per year

Annual Service Charge: Approx £2,021.52 Per Year

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.



### Sixth Floor

Floor Area 585 Sq Ft - 54.35 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: 16/7/2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-89)	B		
(70-79)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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		
(70-79)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	