



Globe Road, London, , E2 0PA
£525,000

Elms Estates are delighted to be able to offer to the market for sale this amazing Two double bedroom apartment situated in the heart of Bethnal Green.

Merceron House is superbly located just off Victoria Park Square and within a 3 minute 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. At the end of the road is the famous York Hall Public Baths and within a short walk is 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 presented in good order while still retaining many original features throughout with a large reception room, well-proportioned rooms that feel light and airy, separate kitchen and shower room. The reception room offers lovely views overlooking Victoria Park Square as well as the property benefiting from a lovely large communal garden.

Internal viewing of this property is a must and early viewing is highly recommended in order to avoid disappointment.



Reception Room
15'7" x 14'2" (4.75 x 4.32)

Kitchen
11'6" x 6'5" (3.53 x 1.96)

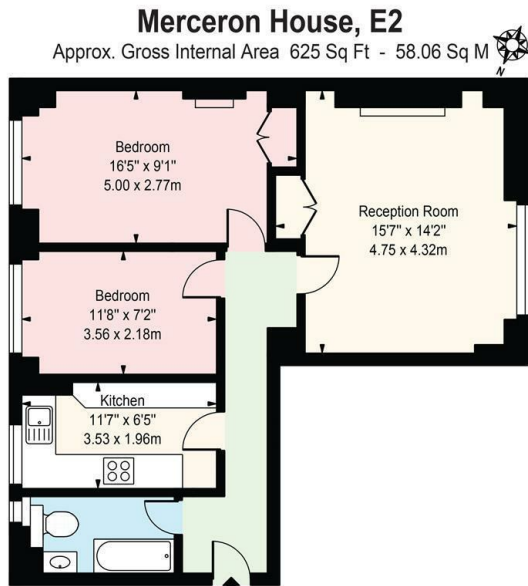
Bedroom One
16'4" x 9'1" (5.00 x 2.77)

Bedroom Two
11'8" x 7'1" (3.56 x 2.18)

Bathroom

Material Information

Tenure: Leasehold
Length Of Lease: Approx 92 Years remaining
Annual Ground Rent: £10.00 Per year
Annual Service Charge: £1,900.00
Council Tax Band: B



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