



**Lampern Square, LONDON, E2 7AQ**  
**£599,000**

Elms Estate agents are pleased to offer to the market this spacious & stunning 3 bedroom maisonette which has been refurbished to a very high standard with solid French oak wood flooring throughout. It has a Juliette balcony with views over The City. The property is close to Bethnal Green tube, Columbia Road flower market, Brick Lane & Broadway Market, off street parking is available on the Square. We do not anticipate this property being on the market long, so please call 0207 729 5665 to arrange a viewing.





**Lounge**  
16'8" x 10'7" (5.09m x 3.24m)  
Solid French oak flooring, ample power points, TV & data points, radiator, large south facing double glazed windows with Juliette balcony.

**Kitchen Diner**  
16'7" x 10'3" (5.08m x 3.14m)  
Tiled flooring in built-in kitchen area, two large double glazed south facing windows to side aspect, larger cupboard, wall mounted combi-boiler, solid oak worktop, large double sink with mixer tap & instant boiling water tap, electric oven, AEG 5 burner gas hob with extractor fan, space for washing machine, dishwasher, fridge & tumble dryer, solid French oak flooring to dining area with space for dining table & chairs, elegant glass and wood partition to corridor.

**W.C.**  
Tiled flooring, low level flush w.c. wash hand basin, fitted eye level mirrored storage cupboard & extractor fan.

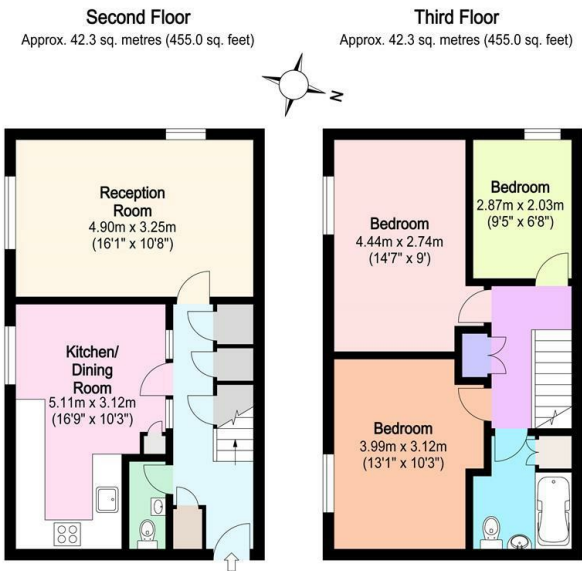
**Bedroom 1**  
14'6" x 8'11" (4.42m x 2.72m)  
Solid French oak wood flooring, ample power points, TV & data points, radiator, south facing double glazed window to side aspect.

**Bedroom 2**  
13'0" x 10'3" (3.98m x 3.13m)  
Solid French oak wood flooring, ample power points, TV & data points, radiator, south facing double glazed window to side aspect.

**Bedroom 3**  
9'2" x 6'7" (2.81m x 2.03m)  
Solid French oak wood flooring, ample power points, radiator, west facing double glazed window to rear aspect.

**Bathroom**  
6'7" x 6'6" (2.01m x 2.00m)  
Tiled flooring with underfloor heating, fully tiled walls, linen cupboard & fitted eye level mirrored storage cupboard, heated towel rail, low level flush w.c. wash hand basin, side panel bath with built in shower & mixer tap.

**Floor Plans**  
**Council Tax Band C**  
**Lease Details 97 Years**  
**Ground Rent**  
**Service Charge £1200 PA**



Total area. approx. 84.6 sq. metres (910.0 sq. feet)  
For illustration purposes only - not to scale



Energy Efficiency Rating				Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs		Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
(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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	