



Lamfern 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, larder 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.

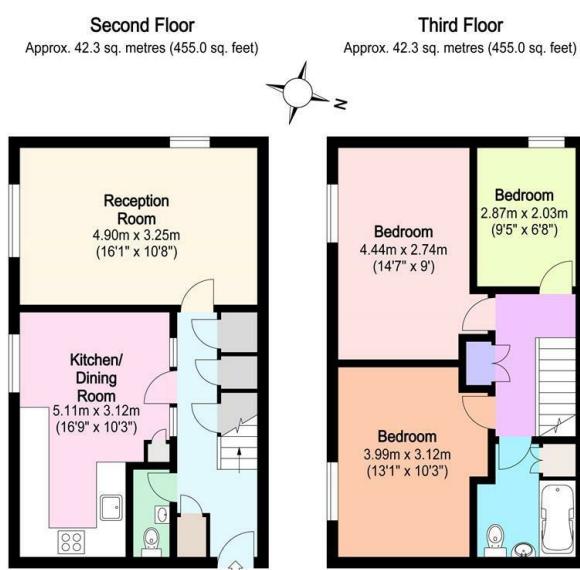
Floor Plans

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	72	75
(81-80)	B		
(70-69)	C		
(55-68)	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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A	72	75
(81-80)	B		
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