



## Crewe House, London, , E2 6BH

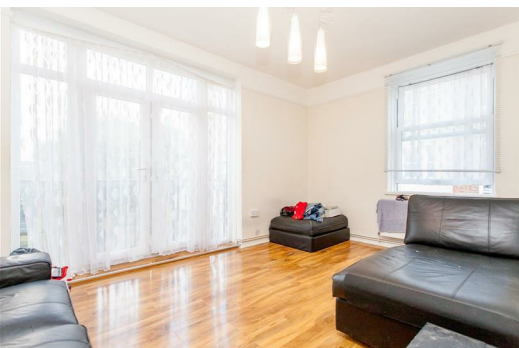
### £425,000

Elms Estates are delighted to be able to offer to the market For Sale this Two Double Bedroom Flat with a recently renovated kitchen and bathroom.

The Property is located within Walking Distance of Bethnal Green Tube Station and Columbia Road Flower Market just moments away, While also having a wonderful lazy Sunday morning strolls to the vibrant Broadway Market. This location has a lot to offer with an array of shops and dining experiences. 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 offers spacious living accommodation with a good size lounge and separate kitchen. Two double bedrooms and a recently renovated bathroom. The property also benefits from Gas Central Heating and Double Glazing Throughout.

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



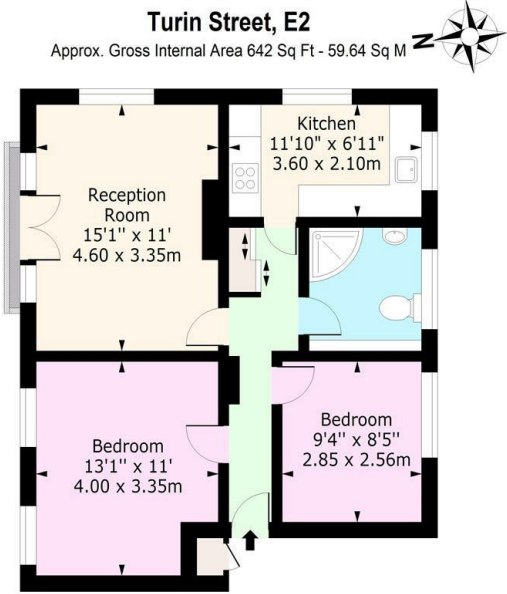
**Lounge**  
15'1" x 10'11" (4.60 x 3.35)

**Kitchen**  
11'9" x 6'10" (3.60 x 2.10)

**Bedroom One**  
13'1" x 10'11" (4.00 x 3.35)

**Bedroom Two**  
9'4" x 8'4" (2.85 x 2.56)

**Bathroom**



**Second Floor**  
Floor Area 642 Sq Ft - 59.64 Sq M  
For Illustration Purposes Only - Not To Scale  
[www.lpaplus.com](http://www.lpaplus.com)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
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