



1 Twig Folly Close, London, , E2 0SU £450,000

Elms Estates are Hugely Excited to be able to offer for Sale this amazing One Bedroom Apartment situated overlooking the Regents Canal.

Twig Folly Close is within easy reach of both Bethnal Green (Central Line) and Mile End (District and H&C Lines) tube stations with multiple bus routes into the City, West End and beyond. The glorious Victoria Park is within a short walk along the canal and offers beautiful open spaces and miles of scenic walks. The relaxed, cool feel of Victoria Park Farmers' Market will make for wonderful lazy Sunday morning strolls and with Regents Canal also on your doorstep you will find endless new places to explore. 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 to offer.

Internally the property is well presented throughout with a spacious lounge with doors out to the balcony that looks over the canal, fitted kitchen, good sized double bedroom with fitted wardrobes, bathroom with separate shower and plenty of storage space. With its own parking space (currently being rented out), this property is definitely one to not miss out on.

Twig Folly Close 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

16'0" x 11'1" (4.9 x 3.4)

Kitchen

9'10" x 6'2" (3.0 x 1.9)

Bedroom

12'9" x 9'10" (3.9 x 3.0)

Bathroom

Balcony

Material Information

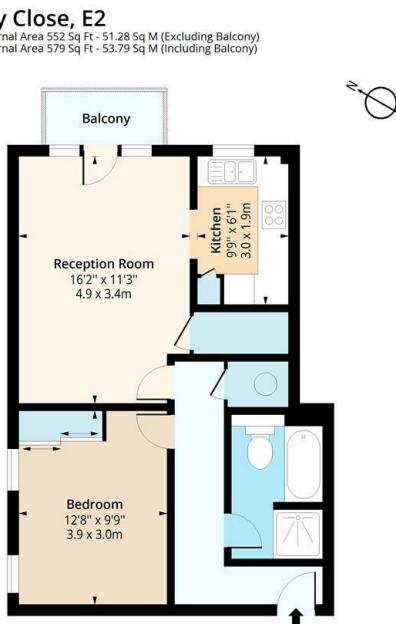
Tenure: Leasehold

Length Of Lease: Approx 974 Years remaining

Annual Ground Rent: £100.00 Per year

Annual Service Charge: £2,758 Per Year

Council Tax Band: D



		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	82	82
(81-81)	B		
(69-80)	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	

		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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