



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

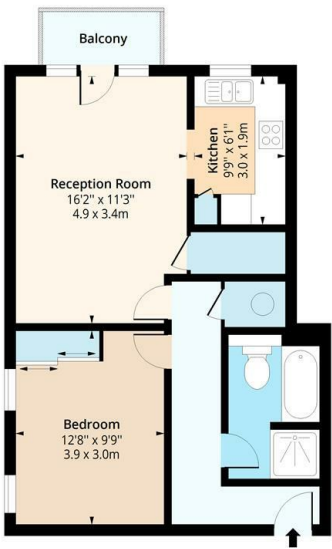
Balcony

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



Twig Folly Close, E2
Approx. Gross Internal Area 552 Sq Ft - 51.28 Sq M (Excluding Balcony)
Approx. Gross Internal Area 579 Sq Ft - 53.79 Sq M (Including Balcony)



Second Floor
Floor Area 552 Sq Ft - 51.28 Sq M

Tuesday 30th August 2022
1 sq m = 10.76 sq feet
Measured according to RICS IPMS2

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
lpaplus.com

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	