



## 463 Bethnal Green Road, London, , E2 9QY

**£300,000**

Guide Price £300,000 - £325,000 Elms Estates are hugely excited to be bring to the market For Sale this beautiful Studio Apartment located within the ever popular and well maintained City View House.

City View House is located directly on Bethnal Green Road and is only a few hundred meters from Bethnal Green (Central Line) Tube Station. Bethnal Green (London Overground) Train Station is within a couple of minutes' walk. Located within the heart of the East End, you will enjoy easy access to all of the restaurants, bars, shops, markets, gyms, parks, galleries and museums this exciting area has on offer.

The apartment offers a contemporary modern feel with its white washed wooden floors throughout boasting a spacious living area, Good sized fitted kitchen with integrated appliances and a stylish shower room. The irregularity of the apartments shape gives a feeling of space and natural division of different areas.

The property 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.



## Studio Room

29'3" x 8'5" (8.92 x 2.59)

## Kitchen

18'8" x 6'11" (5.71 x 2.13)

## Shower Room

### Material Information

Tenure: Leasehold

Length Of Lease: Approx 995 Years remaining

Annual Ground Rent £100.00 Per year

Annual Service Charge: £5,759.68 Per year

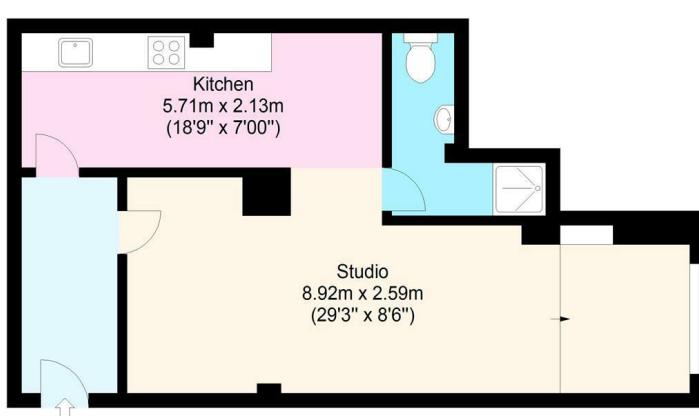
Council Tax Band: C



## City View House

### Ground Floor

Approx. 50.6 sq. meters (544.7 sq. feet)



Total area: approx. 50.6 sq. meters (544.7 sq. feet)  
For illustration purposes only - not to scale  
[www.lpacplus.com](http://www.lpacplus.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		78	51
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

England & Wales

EU Directive 2002/91/EC