



James Campbell House, Russia Lane  
London, E2 9QE

£300,000

elms  
ESTATES

GUIDE PRICE £300,000 - £325,000 Elms Estates are delighted to bring to the market For Sale this Well Presented One Bedroom Flat on Russia Lane.

James Campbell House is situated just off of Old Ford Road within a six-minute walk of Bethnal Green (Central Line) Tube Station as well as multiple bus routes in to the City, West End and beyond and additionally the glorious Victoria Park is within a seven-minute walk 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 on offer.

Internally the property benefits from a bright and airy open plan lounge and modern kitchen, separate bedroom area and good sized three piece bathroom. The property has also been recently decorated throughout.

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



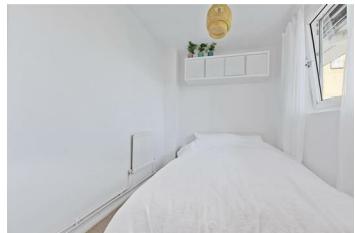
## Lounge/Kitchen Area

18'0" x 13'2" (5.51 x 4.02)



## Bedroom

8'3" x 7'2" (2.52 x 2.20)



## Bathroom

7'2" x 5'8" (2.20 x 1.75)



## Material Information

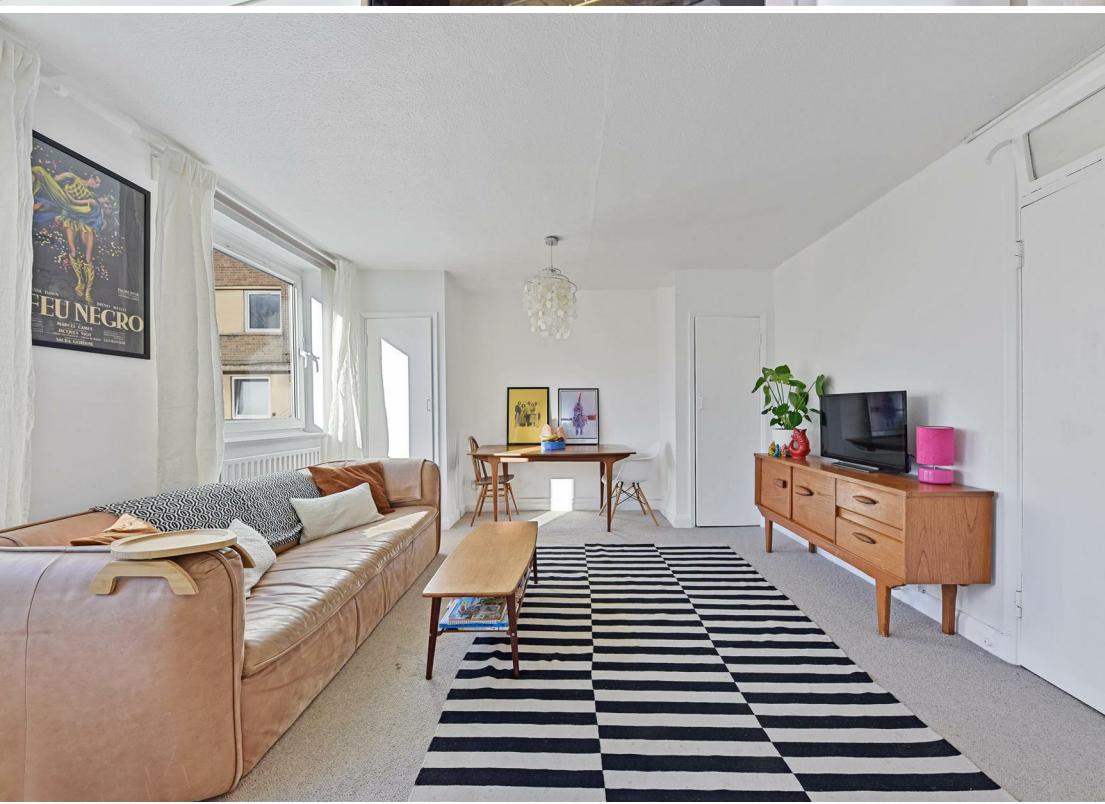
Tenure: Leasehold

Length Of Lease: Approx 89 Years remaining

Annual Ground Rent: £10.00 Per year

Annual Service Charge: Approx £3,282.61

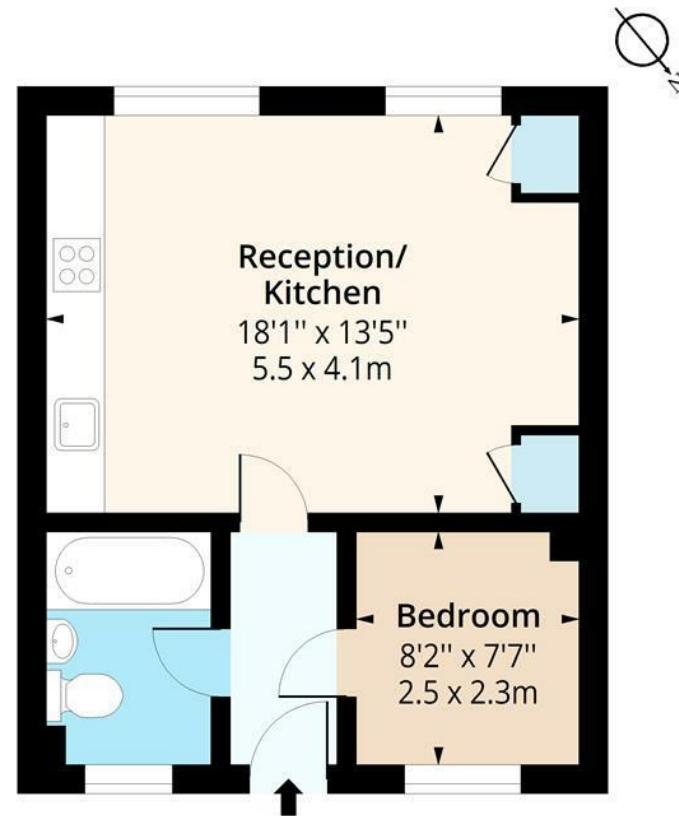
Council Tax Band: B





# James Campbell House, E2

Approx. Gross Internal Area 397 Sq Ft - 36.88 Sq M



## First Floor

Floor Area 397 Sq Ft - 36.88 Sq M

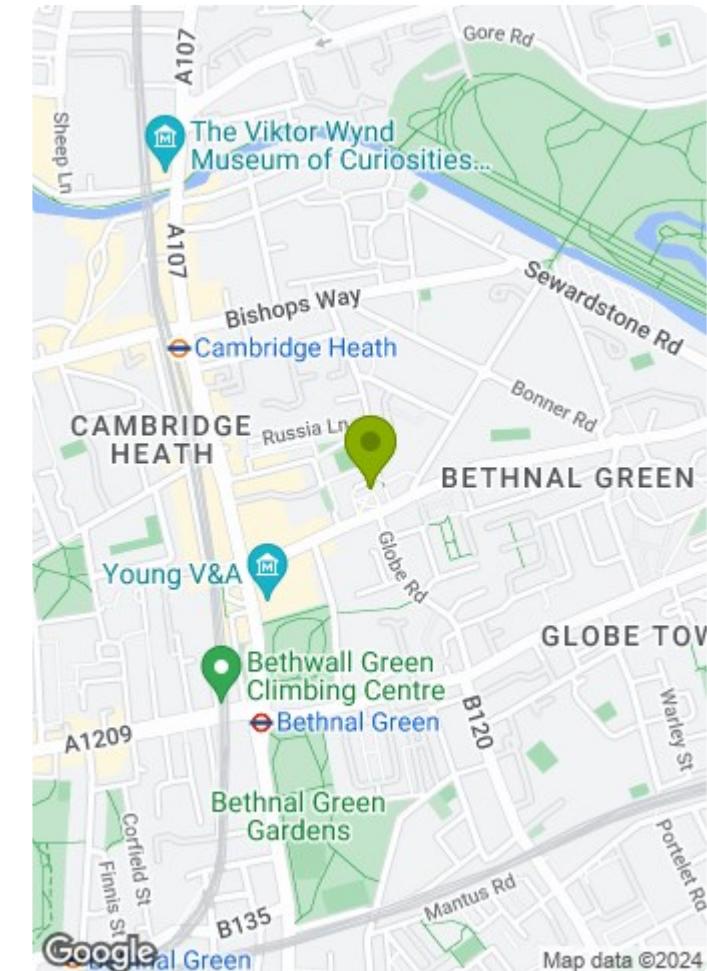


Certified  
Property  
Measurer

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. 1 sq m = 10.76 sq feet.

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Date: 22/1/2024



Map data ©2024

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(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<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) 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		
England & Wales		
EU Directive 2002/91/EC		