



## Hollybush Gardens, London, , E2 9QT

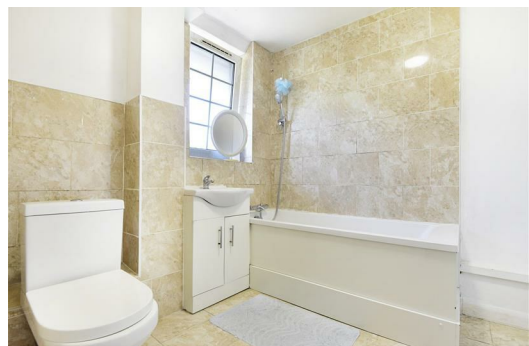
### £315,000

Elms Estates are pleased to bring to the market For Sale this One double bedroom apartment

Hollybush House is located in the heart of Bethnal Green within walking distance to Bethnal Green Underground & Overground station but also with multiple bus routes in to the City, West End and beyond and additionally the Glorious Victoria Park is within a short 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. 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 a very spacious separate kitchen and reception room. The property boasts a double bedroom and a three-piece bathroom suite.

Hollybush House is offered to the market on a CHAIN FREE basis. An early internal inspection is highly recommended in order to avoid disappointment.





**Reception Room**  
13'1" x 11'6" (3.99m x 3.51m)

**Kitchen**  
10'10" x 10'10" (3.30m x 3.30m)

**Bedroom**  
13'1" x 9'2" (4.0 x 2.8)

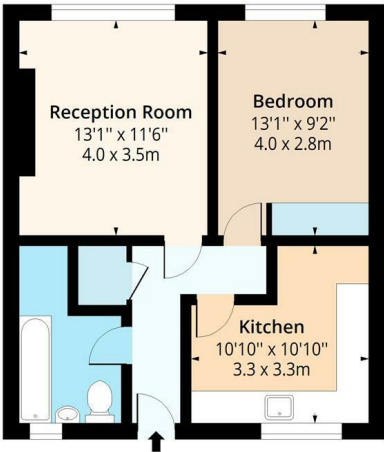
**Bathroom**

**Material Information**

Tenure: Leasehold  
Length Of Lease: Approx 97 Years remaining  
Annual Ground Rent: £10.00  
Annual Service Charge: £1,052.00  
Council Tax Band: B



**Hollybush House, E2**  
Approx. Gross Internal Area 525 Sq Ft - 48.77 Sq M



**Second Floor**

Floor Area 525 Sq Ft - 48.75 Sq M



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: 11/10/2022

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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	