



Ramsey Street, London, , E2 6HU

£425,000

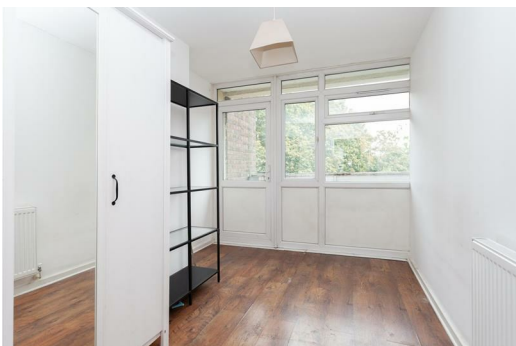
Guide Price £425,000 - £450,000 Elms Estates are Hugely Excited to be able offer to the Market For Sale this Three Bedroom Maisonette situated on the second and third floor with its own balcony.

Ramsey Street is located just off of Valance Road within a short walk of either Bethnal Green (Central Line) Tube Station or Bethnal Green London Overground Station. You are also located just next to Weavers Field Recreation Ground offering open spaces and just behind Bethnal Green Road with all possible local amenities.

Internally the property is light and spacious throughout with a good size kitchen, Reception room which is arranged as two separate rooms with reception one benefitting from access to the balcony. On the first floor there is three good size bedrooms and a shower room with separate w/c.

The property is offered to the market on a CHAIN FREE basis

Early internal viewing is highly recommended in order to avoid disappointment.



Reception Room
11'9" x 8'6" (3.6 x 2.6)

Reception Two
9'10",19'8" x 6'10" (3,6 x 2.1)

Kitchen
11'5" x 8'6" (3.5 x 2.6)

Bedroom One
13'5" x 8'10" (4.1 x 2.7)

Bedroom Two
12'1" x 8'2" (3.7 x 2.5)

Bedroom Three
10'5" x 6'6" (3.2 x 2.0)

Shower Room

W/c

Balcony

Material Information

Tenure: Leasehold
Length Of Lease: Approx 88 Years remaining
Annual Ground Rent: £10.00 Per year
Annual Service Charge: £2,385.74 Per Year
Council Tax Band: C

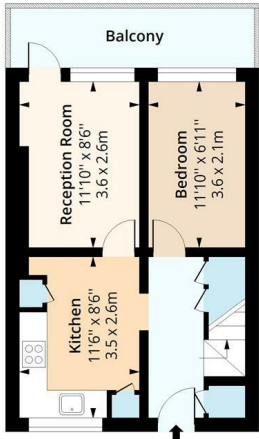
Marketing Disclaimer

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed and they do not constitute an offer or contract. Any intending purchaser must rely on their own inspection and enquiries. All measurements, areas and distances are approximate and are for guidance purposes only. Photographs and floor plans are for illustrative purposes only and some images may have been digitally enhanced for marketing purposes. Fixtures, fittings and services have not been tested and no warranty is given as to their condition or suitability. Leasehold, new build and service charge information (where applicable) is provided in good faith and should be verified by the buyer's solicitor. EPC ratings are correct at the time of marketing and are subject to change. No person in the employment of Elms Estates has authority to make or give any representation or warranty in relation to this property.

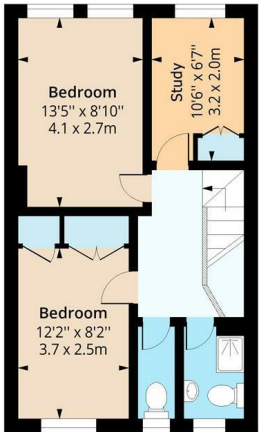


Ramsey Street, E2

Approx. Gross Internal Area 844 Sq Ft - 78.41 Sq M
Approx. Gross Balcony Area 74 Sq Ft - 6.87 Sq M



Second Floor
Floor Area 385 Sq Ft - 35.77 Sq M



Third Floor
Floor Area 459 Sq Ft - 42.64 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: 16/9/2022

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales		England & Wales	