



## Gales Gardens, London, , E2 0EJ

**£530,000**

Elms Estates are pleased to be able to offer For Sale this well presented three bedroom maisonette benefiting from a large terrace and Balcony.

The property is situated just off Bethnal Green Road on a delightful street with numerous Green Spaces such as Weaver's Fields, Bethnal Green Gardens, Museum Gardens within easy reach. It has Excellent Transport Links such as Bethnal Green Underground & Overground Stations close by. It is a short walk to the famous Brick Lane & Shoreditch High Street and close to many superb Local Amenities and an abundance of Shops, Restaurants and Cafes.

Internally the property is spacious throughout benefitting from three double bedrooms, separate kitchen, good sized bathroom with corner bath tub and two reception rooms. The property also boasts a terrace and balcony giving plenty of outside space.

This 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. Early viewing is recommended



## Reception

## Reception Two

## Kitchen

## Bedroom One

## Bedroom Two

## Bedroom Three

## Bathroom

## W/C

## Terrace

## Material Information

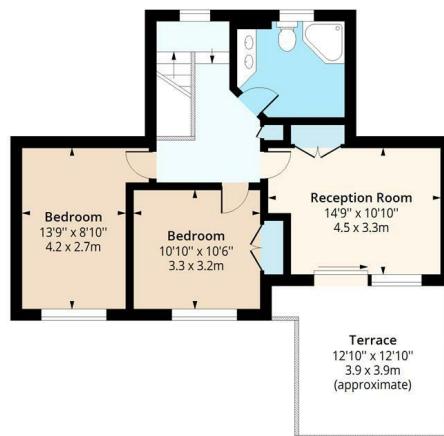
Tenure: Leasehold

Length Of Lease: Approx 85 Years remaining

Annual Ground Rent: £10.00 Per year

Annual Service Charge: £2800.00 Per Year

Council Tax Band: C



**Second Floor**

Floor Area 462 Sq Ft - 42.92 Sq M

**Third Floor**

Floor Area 621 Sq Ft - 57.69 Sq M

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.

ipaplus.com



Energy Efficiency Rating	
	Current   Potential
Very energy efficient - lower running costs (92 plus)	A
(81-89)	B
(69-60)	C
(55-46)	D
(39-34)	E
(21-30)	F
(1-20)	G

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
(81-89)	B
(69-60)	C
(55-46)	D
(39-34)	E
(21-30)	F
(1-20)	G

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