



331 Bethnal Green Road, London, , E2 6LJ

£425,000

Elms Estates are absolutely delighted to be able to offer to the market for sale this spacious One Bedroom Apartment situated within this amazing Vicarage building.

St James Court is located just off Bethnal Green Road and is within walking distance of Bethnal Green Tube Station whilst benefiting from the many small Green Spaces around and the Relaxed, Cool Feel of Columbia Road Flower Market will make for wonderful lazy Sunday morning strolls while the vibrant Broadway Market is within easy reach offering an array of shops and dining experiences. 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.

Nestled within a secure gated development, this well-presented one-bedroom apartment offers a fantastic opportunity for comfortable living with a spacious and light reception room, separate kitchen, Double bedroom with built in storage and Modern bathroom.

St James Court really does offer a unique and rare property purchase in a sought-after location. An early internal inspection is highly recommended in order to avoid disappointment.

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



Reception Room

15'8" x 12'1" (4.8 x 3.7)

Kitchen

9'10" x 7'10" (3.0 x 2.4)

Bedroom

9'10" x 8'2" (3.0 x 2.5)

Bathroom

Material Information

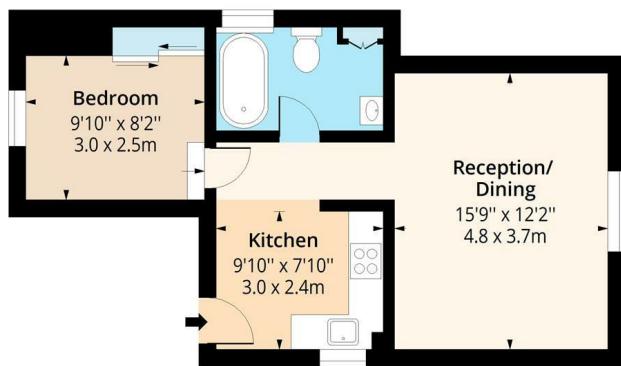
Tenure: Leasehold

Length Of Lease: Approx 151 Years remaining

Annual Ground Rent: £75.00 Per year

Annual Service Charge: £4,716.01 Per Year

Council Tax Band: C



St. James Court, E2

Approx. Gross Internal Area 483 Sq Ft - 44.87 Sq M

Second Floor

Floor Area 483 Sq Ft - 44.87 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.

ipaplus.com

Date: 11/3/2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-89)	B		
(70-79)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		75	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-89)	B		
(70-79)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		England & Wales	England & Wales