



Warner Place, London, , E2 7DB £500,000

Elms Estates are delighted to be able to offer to the market For Sale this Two double Bedroom Maisonette arranged over the ground and first floor with its own Front Garden giving direct access to the properties front door.

The Property is located on the borders of the ever popular Jesus Green Estate and within Walking Distance of Bethnal Green Tube Station this property benefits hugely 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 to offer.

Internally the Property offers spacious living accommodation with a good size lounge and separate kitchen/Dining Area, Two Double bedrooms and family bathroom. The property also benefits from its very own front garden and 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.



Reception Room

15'8" x 10'5" (4.80 x 3.20)

Kitchen/Dining Area

15'8" x 9'10" (4.80 x 3.00)

Bedroom One

16'4" x 8'2" (5.00 x 2.50)

Bedroom Two

14'1" x 7'10" (4.30 x 2.40)

Bathroom

Garden

26'2" x 22'11" (8.00 x 7.00)

Material Information

Tenure: Leasehold

Length Of Lease: Approx 88 Years

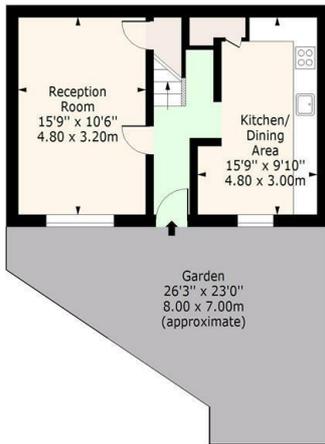
Annual Ground Rent: £10.00 Per year

Annual Service Charge: £1,778.28 Per Year

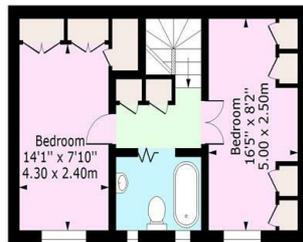
Council Tax Band: C



Warner Place, E2
Approx. Gross Internal Area 792 Sq Ft - 73.58 Sq M



Ground Floor
Floor Area 396 Sq Ft - 36.79 Sq M



First Floor
Floor Area 396 Sq Ft - 36.79 Sq M

For Illustration Purposes Only - Not To Scale
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	64		43
	74		58
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC