



Roman Road, London, , E2 0SE

£400,000

Elms Estates are delighted to bring to the market For Sale this TWO double bedroom flat situated just a short walk to Bethnal Green Station and being offered to the market on a CHAIN FREE basis.

O'Brien House is within easy reach of Bethnal Green (central line) tube station 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 and with Regents Canal also on your doorstep you will find endless new places to explore. 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 is presented in good condition with a modern fitted kitchen, Spacious Lounge, Well proportioned bedrooms with laminate flooring throughout and tiled floor in the bathroom.

An early internal inspection is highly recommended in order to avoid disappointment.



Lounge

15'5" x 13'1" (4.7 x 4.0)

Kitchen

10'9" x 8'2" (3.3 x 2.5)

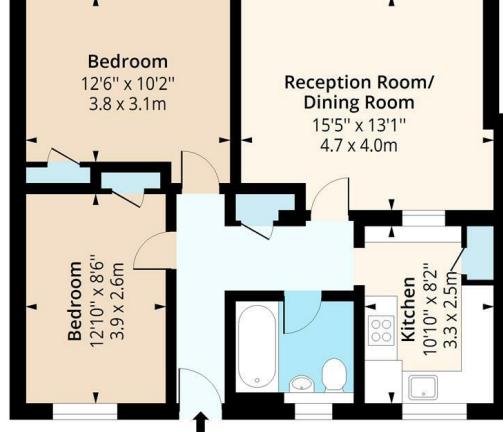
Bedroom One

12'5" x 10'2" (3.8 x 3.1)

Bedroom Two

12'9" x 8'6" (3.9 x 2.6)

Bathroom



Third Floor

Floor Area 706 Sq Ft - 65.59 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 | 76 | 81 |
| (81-80) | B | | |
| (69-68) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | 76 | 84 |
| (81-80) | B | | |
| (69-68) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| EU Directive 2002/91/EC | | | |