



Bishops Way, London, , E2 9HR

£350,000

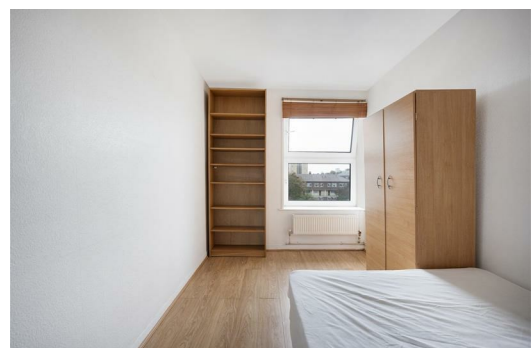
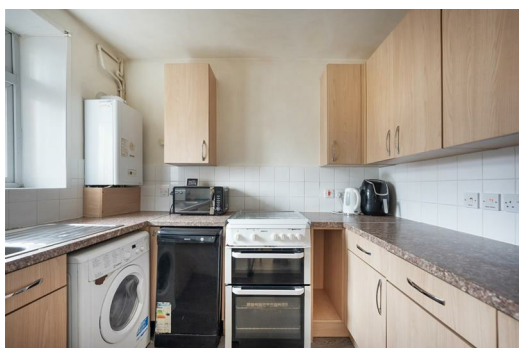
Guide Price £350,000 - £375,000 Elms Estates are absolutely excited to be able to offer to the market For Sale this Spacious Two Bedroom Apartment.

Ponsonby House is situated on Waterloo Gardens and offers excellent access to the Glorious Victoria Park and the Regents Canal that both offer 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 while the vibrant Broadway Market is a short walk along the canal and offers 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.

Transport wise, you are within easy reach of multiple bus routes into the City, West End and beyond and both Bethnal Green (Central Line) Tube and Cambridge Heath (London Overground) Stations are within walking distance.

Internally the property is spacious throughout with a large reception room, Separate kitchen, Two good size bedrooms and a bathroom with separate w/c.

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



Reception
13'9" x 11'1" (4.2 x 3.4)

Kitchen
9'6" x 8'10" (2.9 x 2.7)

Bedroom One
12'5" x 9'2" (3.8 x 2.8)

Bedroom Two
12'5" x 7'10" (3.8 x 2.4)

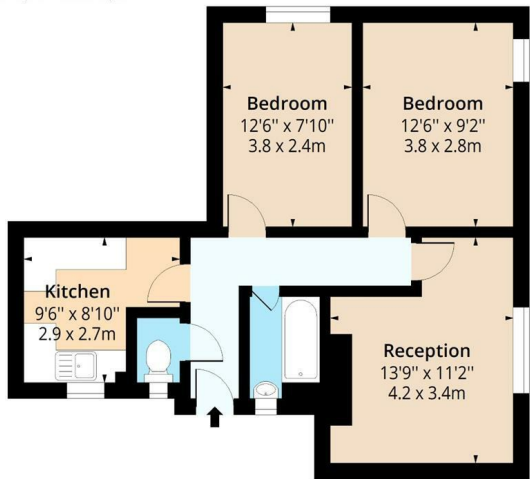
Bathroom

W/C

Material Information
Tenure: Leasehold
Length Of Lease: Approx 90 Years remaining
Annual Ground Rent £10.00 Per year
Annual Service Charge: £2,091.04 Per year
Council Tax Band: C



Ponsonby House, E2
Approx. Gross Internal Area 557 Sq Ft - 51.75 Sq M



Fourth Floor
Floor Area 557 Sq Ft - 51.75 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: 2/10/2025

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		