



Warner Place, London, , E2 7DB

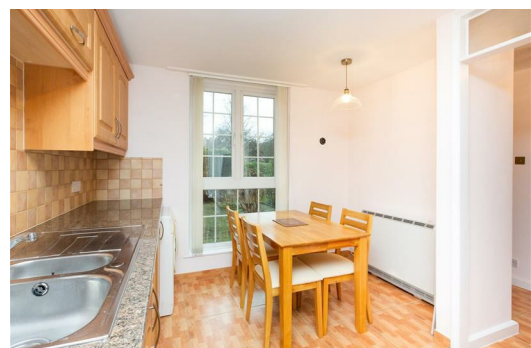
£515,000

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 on 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)

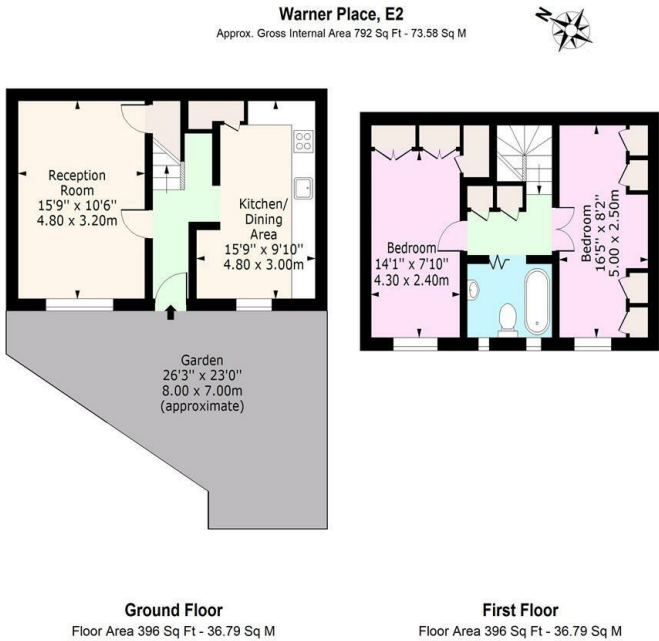
Bedroom One
16'4" x 8'2" (5.00 x 2.50)

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 92 Years
Annual Ground Rent: £10.00 Per year
Annual Service Charge: £950.00 Per Year
Council Tax Band: C



For Illustration Purposes Only - Not To Scale
www.lapplus.com

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
64	74	43	58
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	