



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 and array of shops and dinning 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

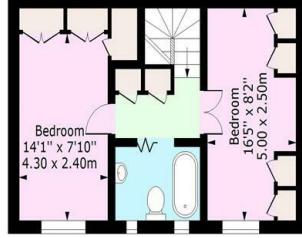
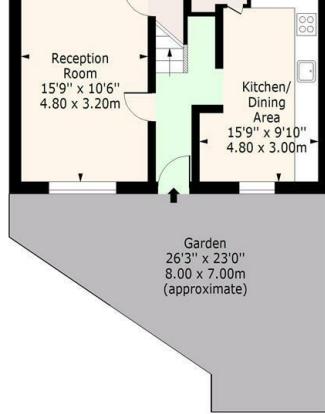
Tenure: Leasehold

Length Of Lease: Approx 92 Years

Annual Ground Rent: £10.00 Per year

Annual Service Charge: £950.00 Per Year

Council Tax Band: C



Ground Floor
Floor Area 396 Sq Ft - 36.79 Sq M

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

First Floor
Floor Area 396 Sq Ft - 36.79 Sq M

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-80) B			
(69-68) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
74		64	

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(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			
58		43	

England & Wales EU Directive 2002/91/EC