



331 Bethnal Green Road, London, , E2 6LJ

£400,000

GUIDE PRICE £400,000 - £435,000 Elms Estates are delighted to be able to offer to the market For Sale this amazing Two Double Bedroom Apartment situated within this beautiful Church Conversion.

St James Court is located just off of Bethnal Green Road within Walking Distance of Bethnal Green Tube Station while benefiting 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 while still obtaining some lovely features, Separate kitchen, Two double bedrooms and bathroom. The property is offered to the market on a CHAIN FREE basis.

St James Court really does offer a unique and rare property purchase. An early internal inspection is highly recommended in order to avoid disappointment.

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

20'4" x 9'10" (6.2 x 3.0)

Kitchen

9'10" x 4'11" (3.0 x 1.5)

Bedroom One

15'5" x 9'10" (4.7 x 3.0)

Bedroom Two

11'5" x 10'9" (3.5 x 3.3)

Bathroom

Material Information

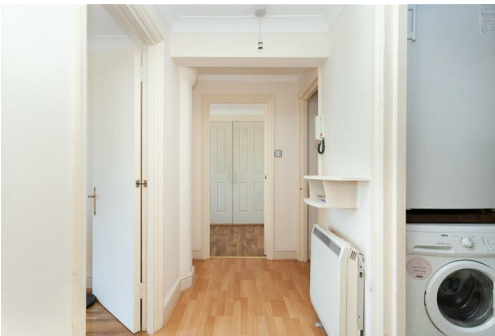
Tenure: Leasehold

Length Of Lease: Approx 151 Years remaining

Annual Ground Rent: £75.00 Per year

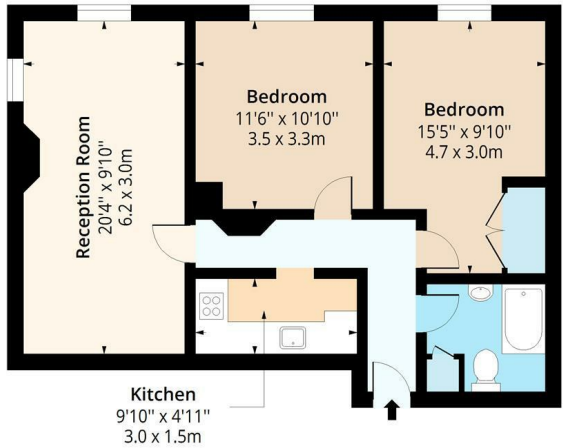
Annual Service Charge: £3,331.20 Per Year

Council Tax Band: C



St James Court, E2

Approx. Gross Internal Area 672 Sq Ft - 62.43 Sq M



Second Floor

Floor Area 672 Sq Ft - 62.43 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: 6/3/2023

