



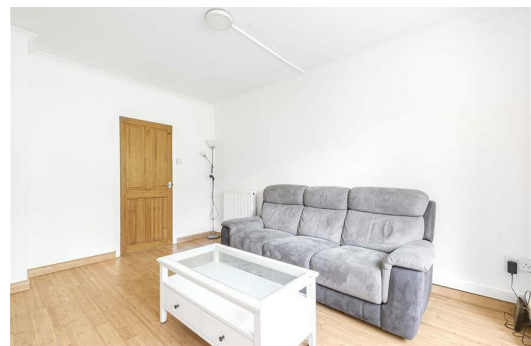
Roman Road, London, , E2 0HP
£450,000

GUIDE PRICE £450,000 - £475,000 Elms Estates are delighted to be able to offer to the market for sale this Amazing Two Double Bedroom First Floor Apartment in the heart of Bethnal Green.

Morris House is superbly located just off Roman Road within a short walk of Bethnal Green tube (Central line, zone 2). The property is nestled in an attractive residential area with great independent pubs, shops and restaurants. Within a short walk are the glorious open spaces of Victoria Park along with the beautiful Regents Canal. In the area is also Broadway Market, Brick Lane and Columbia Road Flower Market.

Internally the property is bright and spacious, benefiting from a large reception room, separate kitchen, two good sized double bedrooms with ample storage and a family bathroom. There is also a well-maintained communal garden.

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



Reception

15'1" x 10'5" (4.6 x 3.2)

Kitchen

9'6" x 8'6" (2.9 x 2.6)

Bedroom One

13'1" x 11'5" (4.0 x 3.5)

Bedroom Two

12'9" x 8'2" (3.9 x 2.5)

Bathroom

Material Information

Tenure: Leasehold

Length Of Lease: Approx 88 Years remaining

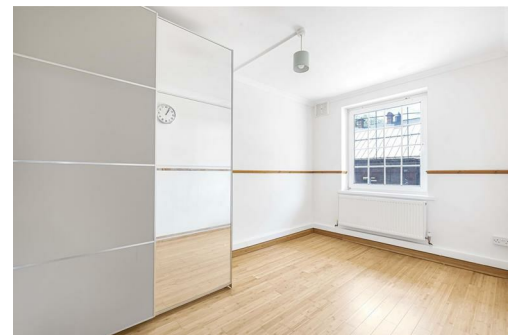
Annual Service Charge: £2,209.60

Annual Ground Rent: £10.00

Council Tax Band: C

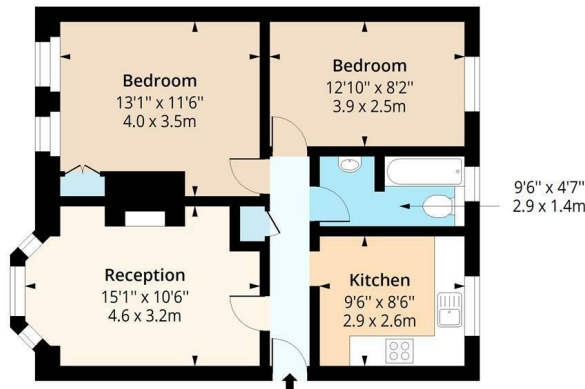
Marketing Disclaimer

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed and they do not constitute an offer or contract. Any intending purchaser must rely on their own inspection and enquiries. All measurements, areas and distances are approximate and are for guidance purposes only. Photographs and floor plans are for illustrative purposes only and some images may have been digitally enhanced for marketing purposes. Fixtures, fittings and services have not been tested and no warranty is given as to their condition or suitability. Leasehold, new build and service charge information (where applicable) is provided in good faith and should be verified by the buyer's solicitor. EPC ratings are correct at the time of marketing and are subject to change. No person in the employment of Elms Estates has authority to make or give any representation or warranty in relation to this property.



Morris House E2

Approx. Gross Internal Area 616 Sq Ft - 57.23 Sq M



First Floor

Floor Area 616 Sq Ft - 57.23 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: 28/4/2026

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