



## Wellington Row, London, , E2 7BQ

**£360,000**

Elms Estates are please to be offering to the Market For Sale this Beautiful One Bedroom 1st Floor Apartment that has recently benefited from a New Kitchen and Bathroom refurbishment.

Situated with the Boundary of the every popular Jesus Green Estates 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.

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



## Exterior

### Lounge

13'3" x 10'0" (4.06 x 3.05)

Wood Laminate Flooring, Double Glazed Window, Radiator, 2 x Double Power Points, Door to Balcony



### Kitchen

10'4" x 10'0" (3.17 x 3.05)

Tiled floors, Range of Cream Wall and Base Units with Wooden Work Tops and Tiled Splash Backs. Gas Hob with Electric Oven under & Chrome Extractor Hood Over. Plumbed for Washing Machine. Large storage Cupboard



### Bathroom

Fully tiled walls and floor, Heated Towel Rail, Three Piece Suite comprising White Bath with Shower over and Shower Screen, White Sink with Vanity Unit Under, Low-Level WC



### Bedroom

12'0" x 10'0" (3.66 x 3.05)

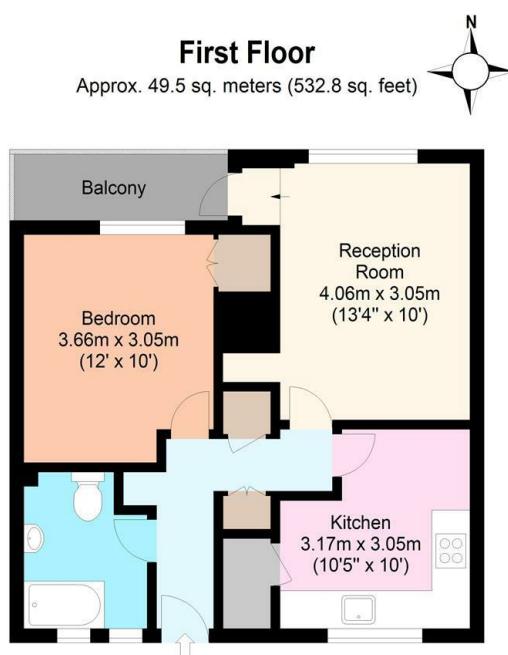
Wood Laminate Flooring, Double Glazed Window, Radiator, 2 x Double Power Points, Built in Cupboard.



**Service Charge £900**

**Ground Rent £10**

**Lease 100 years**



Total area: approx. (Excluding Garage) 49.5 sq. meters (532.8 sq. feet)  
Total area: approx. (Including Garage) 53.2 sq. meters (572.7 sq. feet)  
For illustration purposes only - not to scale

