



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)

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

Bathroom

Fully tilled 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

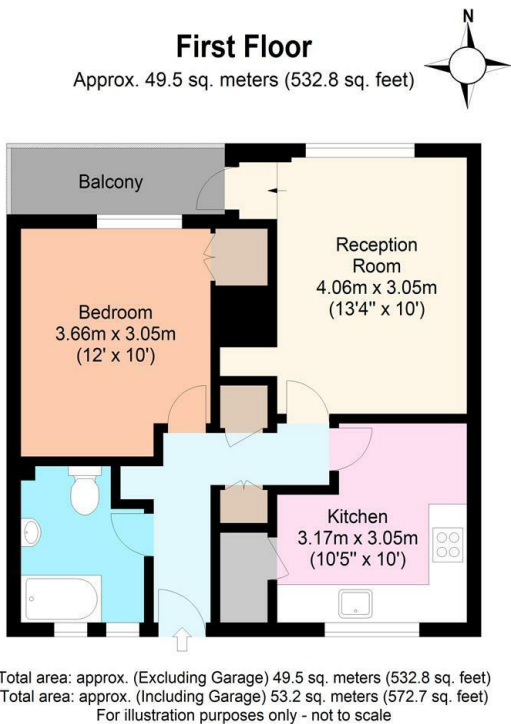
12'0" x 10'0" (3.66 x 3.05)

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

Service Charge £900

Ground Rent £10

Lease 100 years



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