



James Middleton House, London, E2 9RR

£325,000

GUIDE PRICE £325,000 - £335,000 Elms Estates are absolutely delighted to bring to the market For Sale this Spacious One Bedroom Apartment situated on the first floor.

James Middleton House is located in the heart of Bethnal Green within walking distance to Bethnal Green Overground & Overground station but also with multiple bus routes in to the City, West End and beyond and additionally the Glorious Victoria Park is within a short walk and offers Beautiful Open Spaces and Miles of Scenic Walks. The Relaxed, Cool Feel of Victoria Park Farmers Market will make for wonderful lazy Sunday morning strolls. 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 is bright and spacious throughout with a large reception room, Separate modern fitted kitchen, Double bedroom and contemporary bathroom.

James Middleton House is offered to the market on a Chain Free basis and really does offer a unique and rare property purchase. An early internal inspection is highly recommended in order to avoid disappointment.



Reception

16'4" x 12'5" (5.0 x 3.8)

Kitchen

11'1" x 6'2" (3.4 x 1.9)

Bedroom

13'5" x 12'9" (4.1 x 3.9)

Bathroom

11'1" x 5'10" (3.4 x 1.8)

Material Information

Tenure: Leasehold

Length Of Lease: Approx 87 Years remaining

Annual Service Charge: £1,500.00

Annual Ground Rent: £10.00

Council Tax Band: B

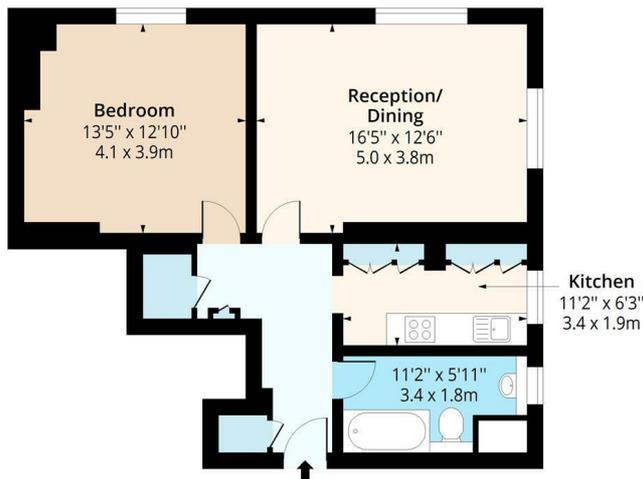
Marketing Disclaimer

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.



James Middleton House E2

Approx. Gross Internal Area 650 Sq Ft - 60.39 Sq M



First Floor

Floor Area 650 Sq Ft - 60.39 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: 19/3/2026

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Energy Efficiency Rating			
Very energy efficient - lower running costs			
[02 plus+] A			
[01-01] B			
[09-10] C			
[05-08] D			
[39-54] E			
[21-38] F			
[1-20] G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
72	80		
Environmental Impact (CO₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
[02 plus+] A			
[01-01] B			
[09-10] C			
[05-08] D			
[39-54] E			
[21-38] F			
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