



Mace Street, London, , E2 0RD
£360,000

Elms Estates are Hugely Excited to be able to offer for Sale this spacious Two Bedroom Apartment situated on the ninth floor with amazing views over London with its own private balcony.

Modling House is within easy reach of both Bethnal Green (Central Line) and Mile End (District and H&C Lines) tube stations with multiple bus routes into the City, West End and beyond. The glorious Victoria Park is within a short walk along the canal 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 and with Regents Canal also on your doorstep you will find endless new places to explore. 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 to offer.

Internally the property is well presented throughout with a light and spacious reception room with access to the private balcony, separate kitchen, two double bedrooms and bathroom. The property has ample storage throughout and amazing views over London. This is really one to not miss out on.

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
14'5" x 14'5" (4.4 x 4.4)

Kitchen
11'1" x 7'2" (3.4 x 2.2)

Bedroom One
17'8" x 8'6" (5.4 x 2.6)

Bedroom Two
14'5" x 7'6" (4.4 x 2.3)

Bathroom

Balcony

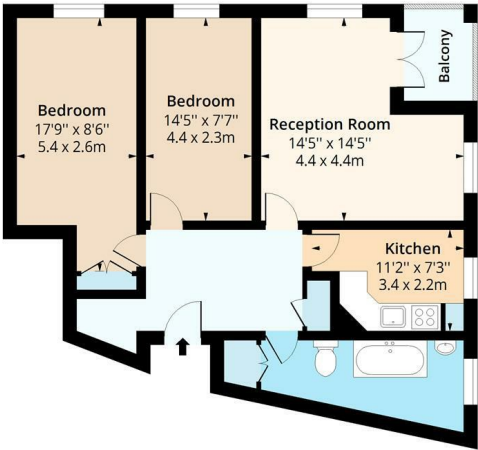
Material Information

Tenure: Leasehold
Length Of Lease: Approx 93 Years
Annual Ground Rent: £10.00 Per year
Annual Service Charge: £1,867.58 Per Year
Council Tax Band: B



Modling House, E2

Approx. Gross Internal Area 738 Sq Ft - 68.56 Sq M (Excluding Balcony)
Approx. Gross Internal Area 770 Sq Ft - 71.53 Sq M (Including Balcony)



Tuesday 6th September 2022
1 sq m = 10.76 sq feet
Measured according to RICS IPMS2

Ninth Floor
Floor Area 738 Sq Ft - 68.56 Sq M

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.

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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		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC