



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

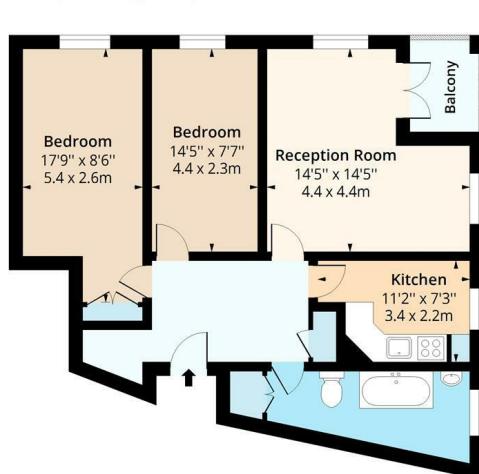
Tenure: Leasehold

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.

ipaplus.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-89)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO2 emissions			
(92 plus)	A		
(81-89)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-89)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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