



Granby Street, London, , E2 6DR £500,000

Elms Estates are delighted to be able to offer to the market For Sale this rarely available Two Bedroom Duplex Apartment situated just moments from Shoreditch.

The property is located just off of St Matthews Row with the historic St Mathews Church, built in the 18th Century and with beautiful grounds and gardens to be enjoyed. You are also within a short walk of the Iconic Brick Lane and Fashionable Shoreditch areas located within the heart of the East End and offering excellent access to all of the Transport, Restaurants, Bars, Shops, Markets, Gyms, Parks, Galleries and Museums this Exciting Area has to offer.

Internally the property is presented in good order throughout with a large Reception Room, Good size separate kitchen with access to the private balcony all situated on the first floor. On the upper floor you have Two well-proportioned bedrooms that feel light and airy with ample storage and the family bathroom.

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

13'5" x 9'10" (4.1 x 3.0)

Kitchen

16'4" x 9'2" (5.0 x 2.8)

Balcony

8'10" x 3'7" (2.7 x 1.1)

Bedroom One

11'9" x 9'10" (3.6 x 3.0)

Bedroom Two

11'9" x 9'2" (3.6 x 2.8)

Bathroom

Material Information

Tenure: Leasehold

Length Of Lease: Approx 90 Years remaining

Annual Ground Rent: £10.00 Per year

Annual Service Charge: £2,886.29 per year

Council Tax Band: C



Granby Street, E2

Approx. Gross Internal Area 851 Sq Ft - 79.06 Sq M

Approx. Gross Balcony Area 46 Sq Ft - 4.27 Sq M



Raised Ground Floor

Floor Area 80 Sq Ft - 7.43 Sq M



First Floor

Floor Area 366 Sq Ft - 34.00 Sq M

Second Floor

Floor Area 405 Sq Ft - 37.62 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.

Date: 24/7/2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-80)	B		
(69-68)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-80)	B		
(69-68)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	