

Brierly Gardens
London, E2 0TE

£375,000

elms
ESTATES

GUIDE PRICE £375,000 - £400,000 Elms Estates are absolutely delighted to be able to bring to the market For Sale this spacious Three Bedroom Apartment situated within a quiet residential area and offered to the market on a CHIAN FREE basis.

Brierly Gardens is superbly located just off Roman Road and within a short walk of Bethnal Green tube (central line, zone 2). The property is nestled in an attractive residential area with great independent pubs, shops and restaurants. Within a short walk is the glorious open spaces of Victoria Park along with the beautiful Regents Canal. In the area is also Broadway Market, Brick Lane and Columbia Road Flower Market.

Internally the property is bright and spacious throughout with a large open plan reception/kitchen, Three double bedrooms, Bathroom with separate w/c and a utility cupboard.

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our Property Consultants.







Reception/Kitchen

23'7" x 10'5" (7.2 x 3.2)



Bedroom One

11'5" x 11'1" (3.5 x 3.4)





Bedroom Two

11'5" x 9'10" (3.5 x 3.0)



Bedroom Three

11'1" x 8'6" (3.4 x 2.6)





Bathroom

5'6" x 5'2" (1.7 x 1.6)



W/C

Material Information

Tenure: Leasehold
Length Of Lease: Approx 87 Years remaining
Annual Service Charge: £2,134.08
Annual Ground Rent: £10.00
Council Tax Band: C

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.





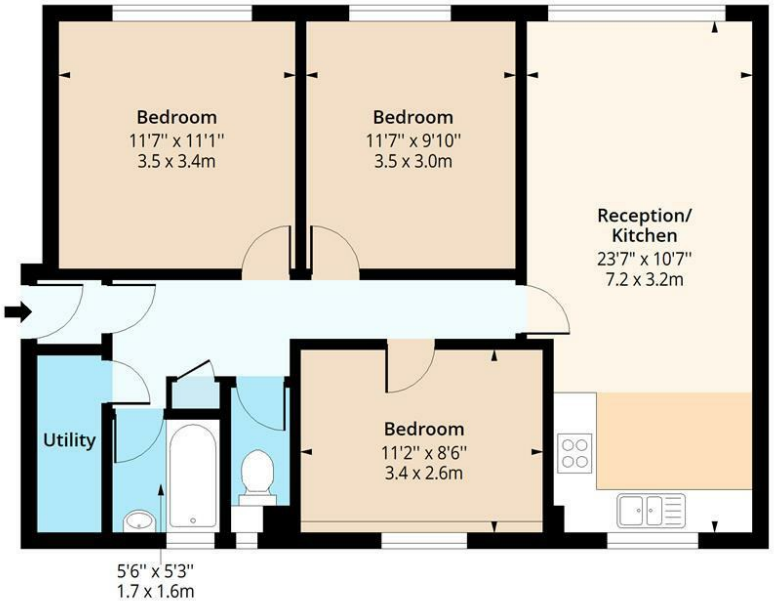






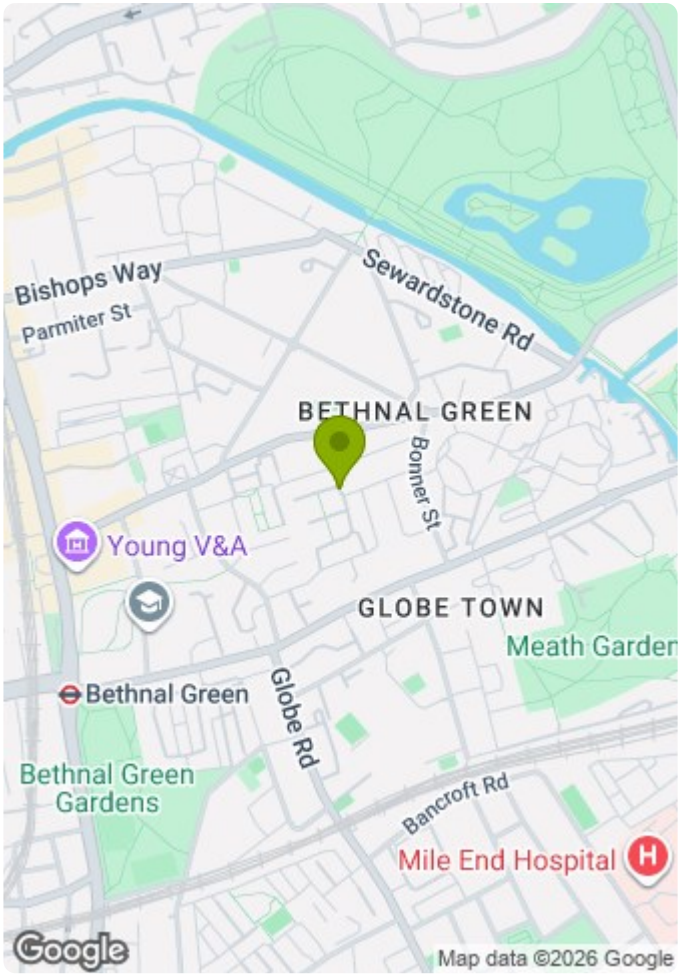
Brierly Gardens E2

Approx. Gross Internal Area 778 Sq Ft - 72.28 Sq M



First Floor

Floor Area 778 Sq Ft - 72.28 Sq M



Certified Property Measurer

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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