



Peary Place
London, E2 0QW

£575,000



GUIDE PRICE £575,000 - £625,000 Elms Estates are absolutely delighted to be able to bring to the market For Sale this Two Bedroom Apartment situated within the cobbled mews of Peary Place.

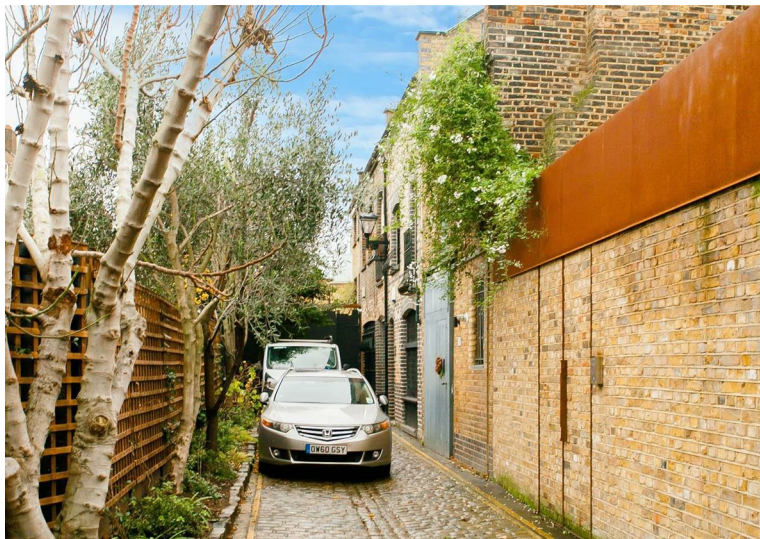
Peary Place is situated in an ideal location and offers excellent access to both Bethnal Green Tube Station (Central Line), Stepney Green Station (District Line) and Cambridge Heath Overground Station which is only two stops into Liverpool Street. There are also multiple bus routes into the City, West End and beyond. Walking to Liverpool Street is only 35mins.

Additionally the Glorious Victoria Park is within easy reach 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 while the vibrant Broadway Market is also a short walk away and offers an array of shops and dining experiences. 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 being arranged over two levels with the main level having a spacious open plan reception/kitchen area, Bedroom two and access to the terrace. On the first floor there is the main bedroom and a family bathroom.

Peary Place really does offer a unique and rare property purchase. An early internal inspection is highly recommended in order to avoid disappointment.

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



Lounge/Kitchen

20'4" x 20'0" (6.20 x 6.10)



Bedroom One

13'1" x 11'9" (4.00 x 3.60)



Bedroom Two

9'2" x 9'2" (2.80 x 2.80)



Bathroom



Terrace



Material Information

Tenure: Leasehold

Length Of Lease: Approx 125 Years remaining

Annual Service Charge: £500.00 Per year

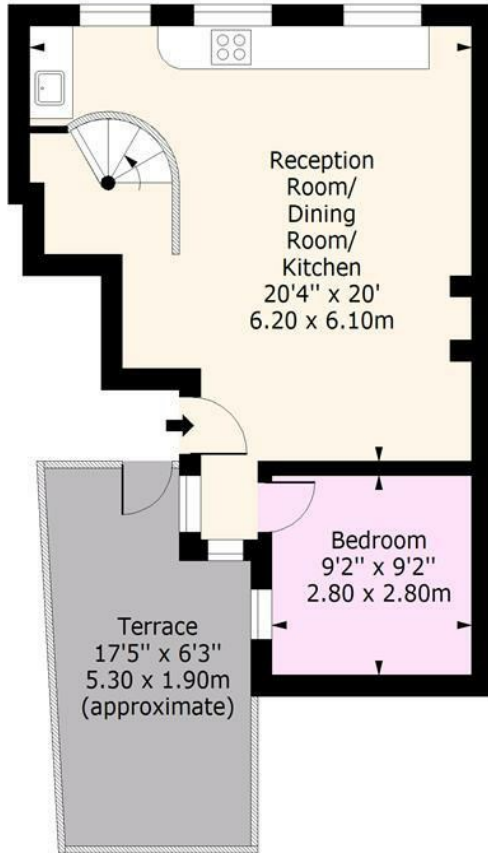
Council Tax Band: C



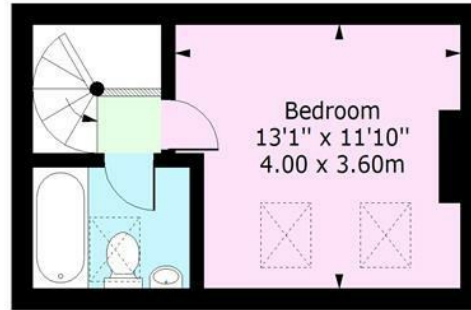


Peary Place, E2

Approx. Gross Internal Area (Including Terrace) 833 Sq Ft - 77.39 Sq M
 Approx. Gross Internal Area (Excluding Terrace) 690 Sq Ft - 64.10 Sq M

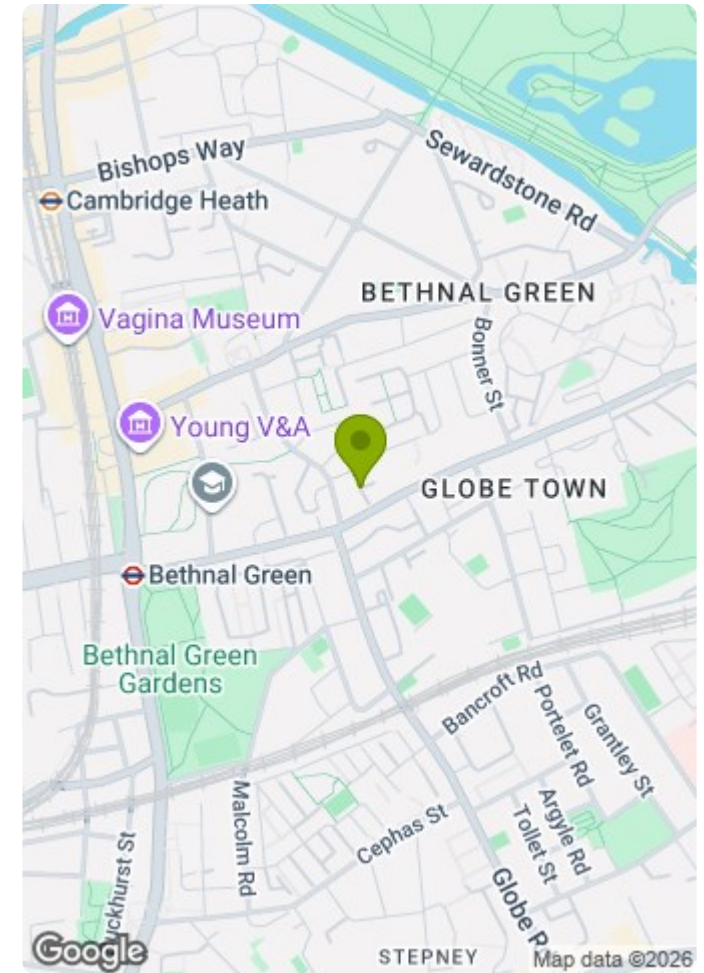


First Floor
 Floor Area 451 Sq Ft - 41.90 Sq M



Second Floor
 Floor Area 239 Sq Ft - 22.20 Sq M

For Illustration Purposes Only - Not To Scale
www.lpaplus.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	73
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) 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	