



## Hollybush Gardens, London, , E2 9QT

£475,000

Elms Estates are absolutely delighted to bring to the market For Sale this Three double bedroom apartment with its own garden.

Internally the property offers a very spacious separate kitchen and lounge with access to the garden. The property boasts three double bedrooms and a four-piece bathroom suite.

Hollybush Gardens is located in the heart of Bethnal Green within walking distance to Bethnal Green Overground & Overground station but also with multiple bus routes in to the City, West End and beyond and additionally the Glorious Victoria Park is within a short walk 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. 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.

Hollybush Gardens is offered to the market on a CHAIN FREE basis. An early internal inspection is highly recommended in order to avoid disappointment.





Lounge  
12'9" x 11'7" (3.90 x 3.55)

Kitchen  
11'4" x 9'10" (3.46 x 3.00)

Bedroom One  
12'7" x 9'6" (3.85 x 2.90)

Bedroom Two  
10'9" x 7'10" (3.30 x 2.40)

Bedroom Three  
10'4" x 7'8" (3.15 x 2.35)

Bathroom

Garden



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