



Cardigan Road, London, , E3 5HT

£450,000

Elms Estates are pleased to offer to the market For Sale this Amazing One Bedroom Ground Floor Apartment with its own Garden.

Cardigan Road is superbly located in an attractive residential street, with the glorious Victoria Park and Regents Canal just a short walk away, and Broadway Market and the surrounding area providing a wide range of independent pubs, shops and restaurants. The property is within easy reach of Bow Road Station, with multiple bus routes in to the City, West End and beyond.

Internally, the property is bright and spacious throughout and comprises of a generous reception room, separate fitted kitchen, modern bathroom and a spacious double bedroom with views over the garden.

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



Reception

14'5" x 10'2" (4.4 x 3.1)

Kitchen

8'2" x 7'2" (2.5 x 2.2)

Bedroom

15'1" x 9'2" (4.6 x 2.8)

Bathroom

Garden

26'10" x 11'9" (8.2 x 3.6)

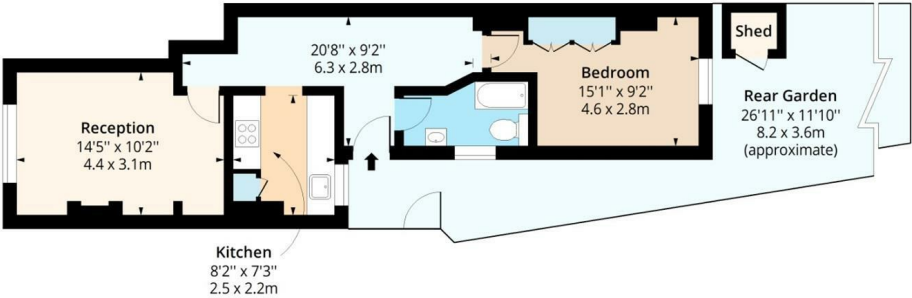
Material Information

Tenure: Leasehold
Length Of Lease: Approx 105 Years remaining
Annual Ground Rent: £100.00 Per year
Annual Service Charge: £561.41 Per Year
Council Tax Band: C



Cardigan Road, E3

Approx. Gross Internal Area 489 Sq Ft - 45.43 Sq M



Ground Floor

Floor Area 489 Sq Ft - 45.43 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.

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Date: 25/8/2025

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