



Kirkwall Place  
London, E2 0NB

GUIDE PRICE £325,000 - £335,000

elms  
ESTATES

GUIDE PRICE £325,000 - £335,000 Elms Estates are delighted to be able to offer to the market for sale this amazing One double bedroom apartment situated in the heart of Bethnal Green.

Pepys House is suberbly located on a Quiet Residential Street with no through traffic and is just a short walk to Bethnal Green Tube Station and offers bus routes to the City, West End and beyond. The ever popular Victoria Park is also within walking distance and being located within the Heart of the East End you will enjoy 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 presented well throughout with a Spacious lounge, Separate kitchen, good sized bedroom and bathroom. The property is offered to the market on a CHAIN FREE basis.

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



## Reception

15'5" x 10'6" (4.70m x 3.20m)

Annual Service Charge: £1,645.42 Per Annum  
Annual Ground Rent: £10.00 Per Annum  
Council Tax Band: B



## Kitchen

8'2" x 6'11" (2.49m x 2.11m)



## Bedroom

14'5" x 9'10" (4.4 x 3.0)



## Bathroom



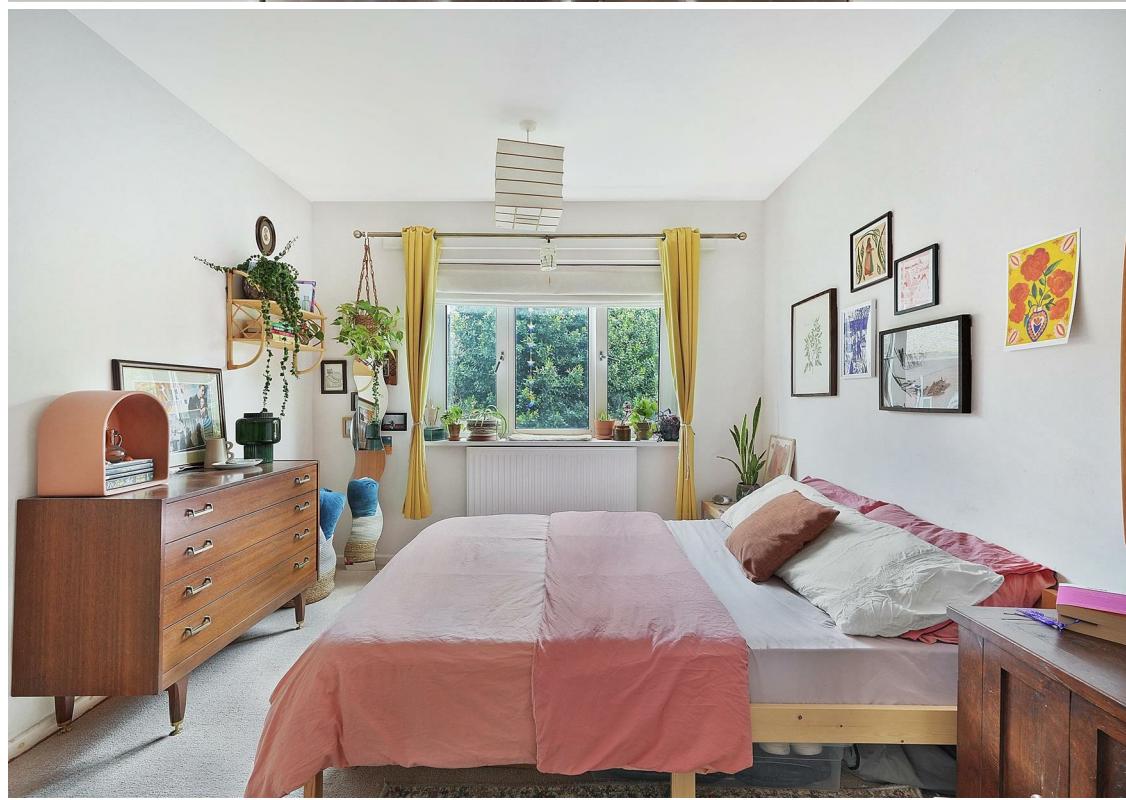
## Marketing Disclaimer

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.

## Material Information

Tenure: Leasehold

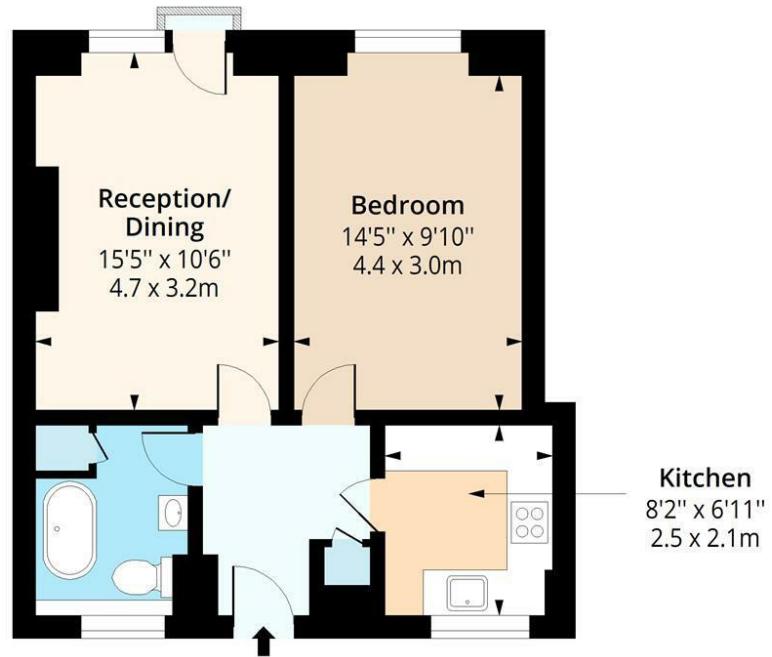
Length Of Lease: Approx 85 Years remaining





# Pepys House, E2

Approx. Gross Internal Area 515 Sq Ft - 47.84 Sq M



## First Floor

Floor Area 515 Sq Ft - 47.84 Sq M

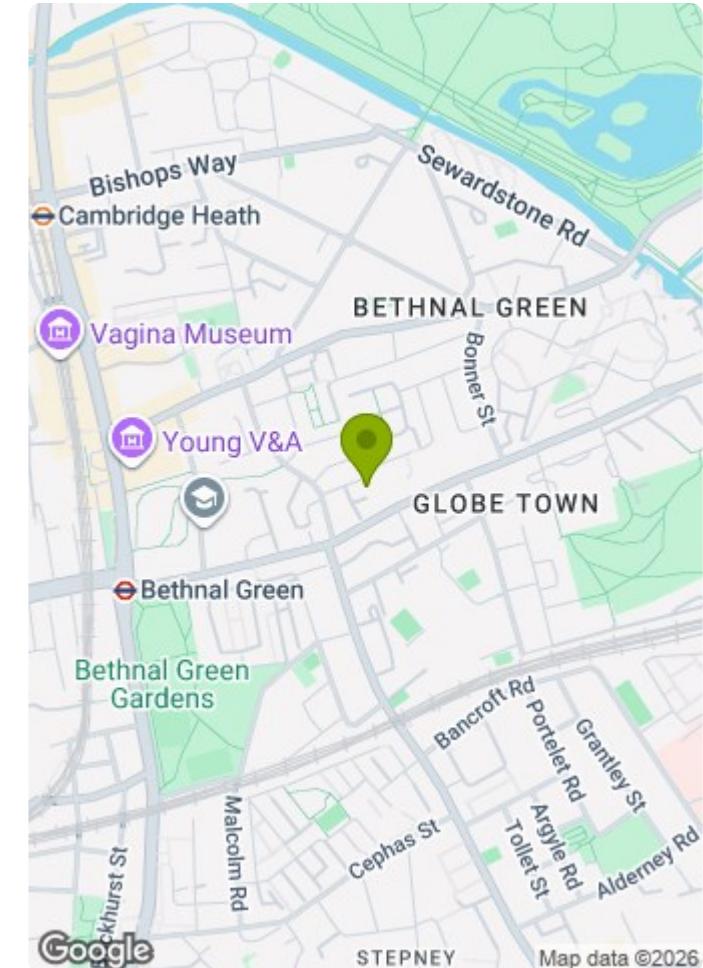
Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 20/5/2025



Certified  
Property  
Measurer

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	