



Temple Street, London, , E2 6GE

£350,000

Elms Estates are delighted to be able to offer to the market For Sale this Amazing One Bedroom Apartment located on the second floor in this highly sought after location.

Temple Street is situated just off Hackney Road and offers excellent access to both Bethnal Green Underground Station (Central 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.

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 to property is bright and spacious throughout with the open plan Reception/kitchen area benefitting from the dual aspect allowing in loads of natural light through multiple windows. The kitchen has also been recently renovated with a peninsula island and fully integrated appliances. The property has a large double bedroom with built in storage and a modern shower room.

Temple Street really does offer a unique and rare opportunity to purchase one of the top floor apartments of an iconic building. An early internal inspection is highly recommended in order to avoid



Reception/Kitchen

23'3" x 8'2" (7.1 x 2.5)

Bedroom

15'5" x 8'2" (4.7 x 2.5)

Shower Room

Material Information

Tenure: Leasehold

Length Of Lease: Approx 113 years remaining

Annual Ground Rent: £325.00 Per year

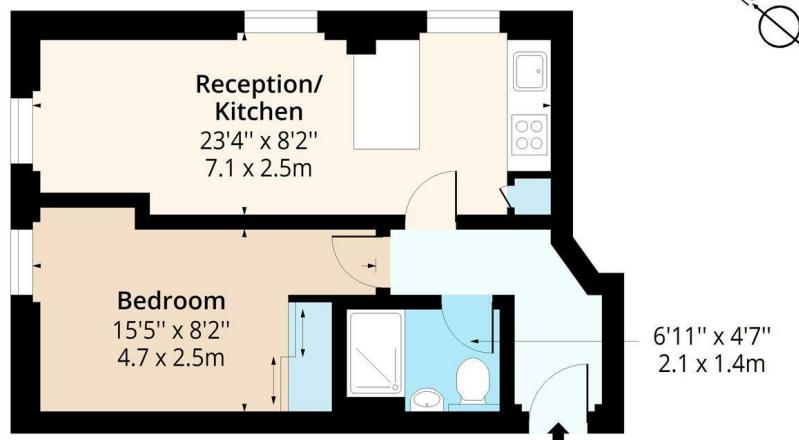
Annual Service Charge: £2,225.00

Council Tax Band: C



Temple Street, E2

Approx. Gross Internal Area 411 Sq Ft - 38.18 Sq M



Second Floor

Floor Area 411 Sq Ft - 38.18 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: 6/12/2025

ipaplus.com

| Energy Efficiency Rating | |
|----------------------------------------------------------|-------------------------|
| | Current Potential |
| Very energy efficient - lower running costs (92 plus) | A |
| (81-80) | B |
| (70-69) | C |
| (55-68) | D |
| (39-54) | E |
| (21-38) | F |
| (1-20) | G |
| Not energy efficient - higher running costs | |
| 68 68 | |
| England & Wales | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | |
|------------------------------------------------------------------------------|-------------------------|
| | Current Potential |
| Very environmentally friendly - lower CO ₂ emissions (92 plus) | A |
| (81-80) | B |
| (69-68) | 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 |