



Knottisford Street, London, , E2 0PR

£275,000

Elms Estates are absolutely delighted to be able to bring to the market For Sale this One Bedroom Apartment with amazing views of the City.

Tuscan House is situated just off Roman Road 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 well presented and feels light and spacious throughout . The property Benefits from one double bedroom, Spacious reception room with a separate kitchen with loads of natural light an amazing views.

The property is offered to the market on a CHAIN FREE Basis.

Internal viewing of this property is a must and early viewing is highly recommended in order to avoid disappointment.



Reception Room
14'9" x 11'9" (4.5 x 3.6)

Kitchen
11'9" x 7'10" (3.6 x 2.4)

Bedroom
11'5" x 11'1" (3.5 x 3.4)

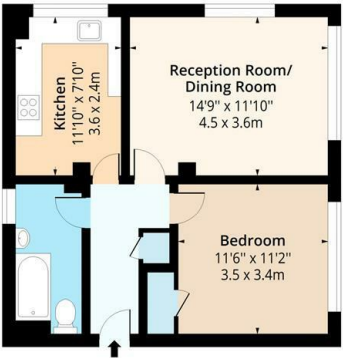
Bathroom

Material Information

Tenure: Leasehold
Length Of Lease: Approx 87 Years remaining
Annual Ground Rent: £10.00 Per year
Annual Service Charge: £1,945.53 Per Year
Council Tax Band: B



Tuscan House, E2
Approx. Gross Internal Area 550 Sq Ft - 51.10 Sq M



Eighth Floor
Floor Area 550 Sq Ft - 51.10 Sq M

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.
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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	