



## 50 Roman Road, London, , E2 0LT

### £425,000

Elms Estates are Hugely Excited to be able offer to the Market For Sale this fabulous Two Double Bedroom top floor apartment in this desirable building situated within a short walk of either Bethnal Green (Central Line) or Stepney Green (District Line) Tube Stations.

50 Roman Road is superbly located within a 5 minute walk of Bethnal Green tube (central line, zone 2). The property is nestled in an attractive residential area with great independent pubs, shops and restaurants. Also within a short walk is the glorious open spaces of Victoria Park along with the beautiful Regents Canal. In the area is also Broadway Market, Brick Lane and Columbia Road Flower Market.

The property offers bright and spacious accommodation with the most amazing views over London. The property benefits from a large reception room, separate kitchen, two double bedrooms and a modern bathroom.

Roman Road is offered to the market CHAIN FREE and an early internal viewing is highly recommended in order to avoid disappointment.



Reception Room

17'4" x 10'5" (5.3 x 3.2)

Kitchen

10'5" x 8'6" (3.2 x 2.6)

Bedroom One

17'4" x 10'5" (5.3 x 3.2)

Bedroom Two

14'1" x 8'6" (4.3 x 2.6)

Bathroom

Material Information

Tenure: Share Of Freehold

Length Of Lease:

Annual Ground Rent: £100.00 Per Year

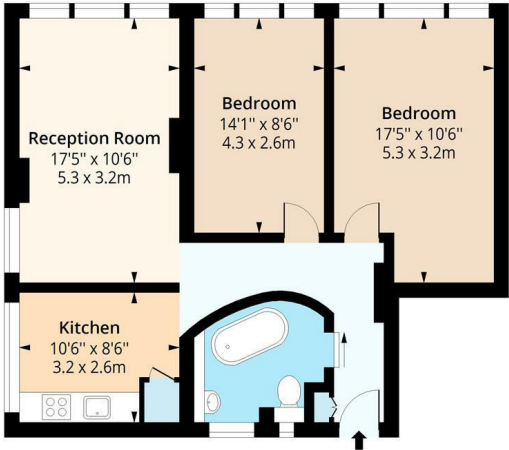
Annual Service Charge: £2,381.00

Council Tax Band: C



Roman Road, E2

Approx. Gross Internal Area 762 Sq Ft - 70.79 Sq M



Thirteenth Floor

Floor Area 762 Sq Ft - 70.79 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 <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