



## 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)

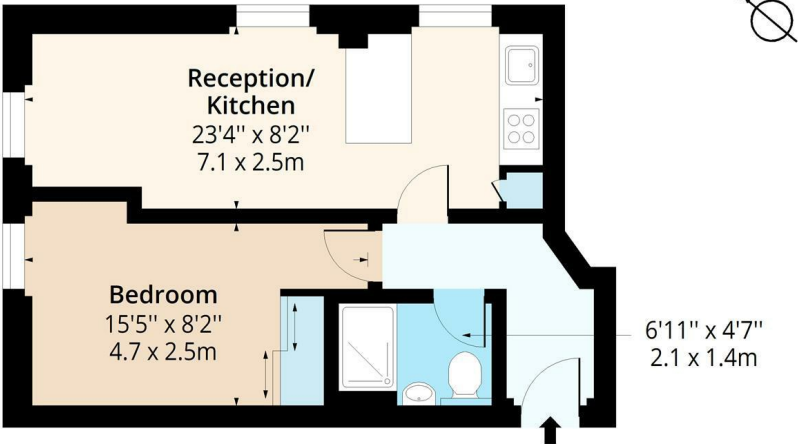
Shower Room

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.  
lpaplus.com  
Date: 6/12/2025

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>Very energy efficient - lower running costs</div> <div>68</div> <div>68</div>		<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>Very environmentally friendly - lower CO<sub>2</sub> emissions</div> <div></div> <div></div>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	