



# Hollybush Gardens, London, , E2 9QT £450,000

Elms Estates are absolutely delighted to bring to the market For Sale this Three double bedroom apartment with its own garden.

Hollybush House is located in the heart of Bethnal Green within walking distance to Bethnal Green Overground & Overground station but also with multiple bus routes in to the City, West End and beyond and additionally the Glorious Victoria Park is within a short walk 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. 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 offers a very spacious separate kitchen and reception room with access to the garden. The property boasts three double bedrooms and a four-piece bathroom suite.

Hollybush House is offered to the market on a CHAIN FREE basis. An early internal inspection is highly recommended in order to avoid disappointment.







# Reception Room

12'9" x 11'7" (3.90 x 3.55)

## Kitchen

11'4" x 9'10" (3.46 x 3.00)

# Bedroom One

12'7" x 9'6" (3.85 x 2.90)

# **Bedroom Two**

10'9" x 7'10" (3.30 x 2.40)

## **Bedroom Three**

10'4" x 7'8" (3.15 x 2.35)

## **Bathroom**

W/C

## Garden

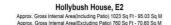
# **Material Information**

Tenure: Leasehold

Length Of Lease: Approx 97 Years remaining

Annual Ground Rent: £10.00 Per year Annual Service Charge: £1,549.58 Per Year

Council Tax Band: B





**Ground Floor** Floor Area 760 Sq Ft - 70.60 Sq M

For Illustration Purposes Only - Not To Scale











