

125 Mansford Street
London, E2 6NQ

£550,000

elms
ESTATES

Elms Estates are delighted to be able to offer to the market for sale this Amazing Three Bedroom Maisonette with its own Private Rear Garden.

The Property is located within Walking Distance of Bethnal Green Tube Station and also benefits hugely from the many small Green Spaces around and the Relaxed, Cool Feel of Columbia Road Flower Market will make for wonderful lazy Sunday morning strolls while the vibrant Broadway Market is within easy reach offering and array of shops and dinning 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 bright and spacious throughout, with the ground floor offering a modern kitchen and dining area. The lounge is currently split in to two but can be easily reverted back to it's original layout. The property also benefits from a WC to the ground floor. On the first floor you have three good sized bedrooms and a modern family bathroom.

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our property consultants.







Reception

10'9" x 7'10" (3.3 x 2.4)

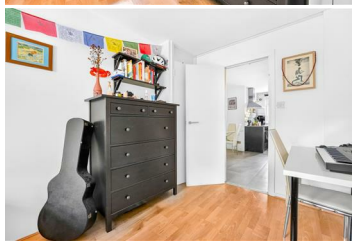




Reception Two

13'5" x 7'10" (4.1 x 2.4)





Kitchen

15'8" x 9'10" (4.8 x 3.0)







Ground Floor W/c

5'10" x 2'11" (1.8 x 0.9)



Bedroom One

15'8" x 9'10" (4.8 x 3.0)







Bedroom Two

12'9" x 8'10" (3.9 x 2.7)







Bedroom Three

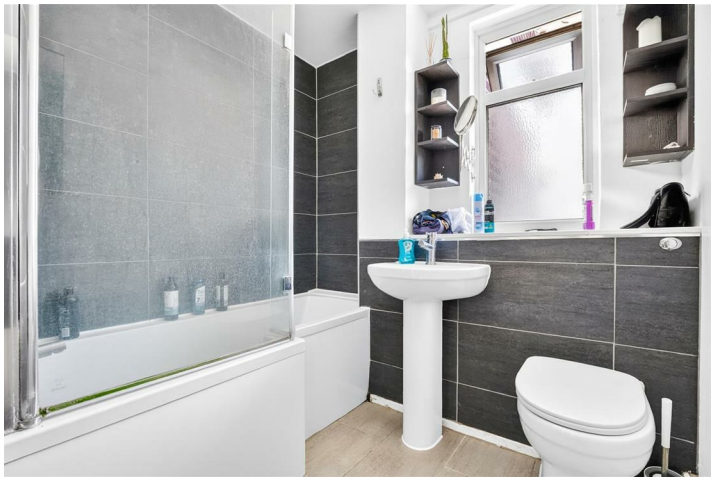
9'10" x 6'10" (3.0 x 2.1)





Bathroom

9'10" x 6'10" (3.0 x 2.1)



Garden

35'1" x 15'8" (10.7 x 4.8)







Material Information

Tenure: Leasehold
Length Of Lease: Approx 174 Years remaining
Annual Service Charge: £2,175.72
Annual Ground Rent: £10.00
Council Tax Band: C

Marketing Disclaimer

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed and they do not constitute an offer or contract. Any intending purchaser must rely on their own inspection and enquiries. All measurements, areas and distances are approximate and are for guidance purposes only. Photographs and floor plans are for illustrative purposes only and some images may have been digitally enhanced for marketing purposes. Fixtures, fittings and services have not been tested and no warranty is given as to their condition or suitability. Leasehold, new build and service charge information (where applicable) is provided in good faith and should be verified by the buyer's solicitor. EPC ratings are correct at the time of marketing and are subject to change. No person in the employment of Elms Estates has authority to make or give any representation or warranty in relation to this property.


ALL IN ALL
YOU'RE
JUST ANOTHER
BRICK
IN THE
WALL



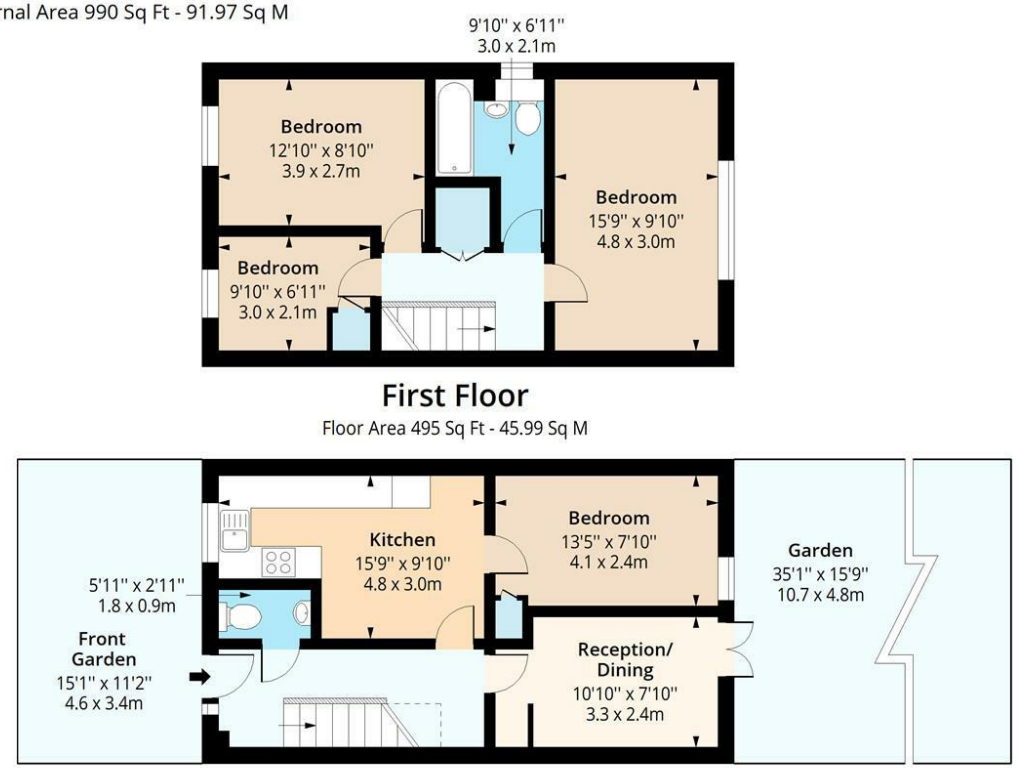






Adrian Boult House E2

Approx. Gross Internal Area 990 Sq Ft - 91.97 Sq M

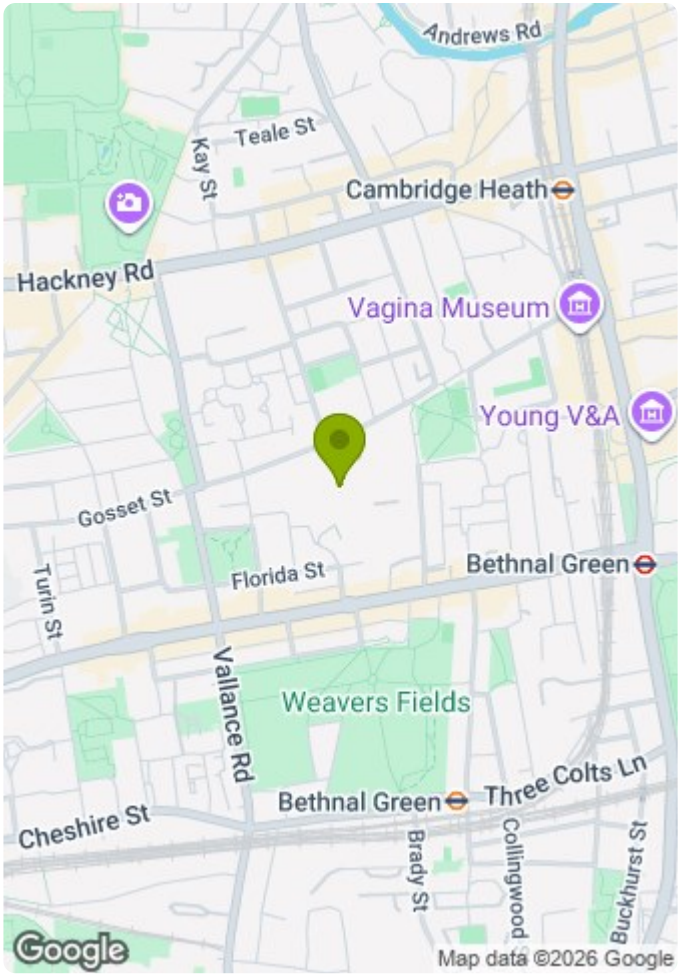


First Floor

Floor Area 495 Sq Ft - 45.99 Sq M

Ground Floor

Floor Area 495 Sq Ft - 45.99 Sq M



Certified Property Measurer

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.

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Date: 26/8/2026

