



George Belt House, London, , E2 0SB £450,000

Elms Estates are delighted to bring to the market For Sale this THREE bedroom flat situated just a short walk to Bethnal Green Station and being offered to the market on a CHAIN FREE basis.

George Belt House is within easy reach of Bethnal Green (central line) tube station 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 and with Regents Canal also on your doorstep you will find endless new places to explore. 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 presented in good condition with a modern fitted kitchen, Spacious Lounge, Well proportioned bedrooms with laminate flooring throughout and a bathroom with separate w/c.

An early internal inspection is highly recommended in order to avoid disappointment.



Lounge
14'5" x 12'9" (4.4 x 3.9)

Kitchen
10'9" x 8'6" (3.3 x 2.6)

Bedroom One
11'9" x 10'2" (3.6 x 3.1)

Bedroom Two
11'5" x 10'2" (3.5 x 3.1)

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

Bathroom

W/c

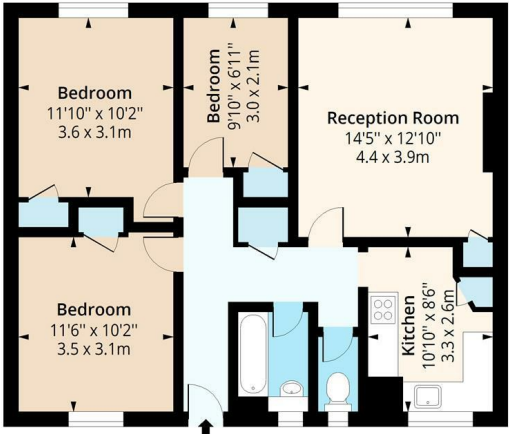
Material Information

Tenure: Leasehold
Length Of Lease: Approx 91 Years remaining
Annual Ground Rent: £10.00 Per year
Annual Service Charge: £1,880.00
Council Tax Band: C



George Belt House, E2

Approx. Gross Internal Area 808 Sq Ft - 75.06 Sq M



Fourth Floor

Floor Area 808 Sq Ft - 75.06 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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	