



## 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

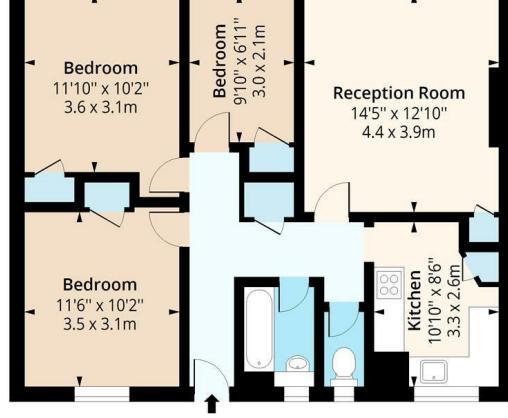
Tenure: Leasehold

Length Of Lease: Approx 91 Years remaining

Annual Ground Rent: £10.00 Per year

Annual Service Charge: £1,880.00

Council Tax Band: C



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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			