



463 Bethnal Green Road, London, , E2 9QY

£450,000

Elms Estates are pleased to bring to the market for Sale this Two Double Bedroom 4th Floor Apartment located within the ever popular and well-maintained City View House, with its impressive Art Deco Reception Lobby and amazing views of the City and the Shard.

City View House is located directly on Bethnal Green Road and is only a few hundred meters from Bethnal Green (Central Line) Tube Station. Bethnal Green (London Overground) Train Station is within a couple of minutes' walk. Located within the heart of the East End, you will enjoy easy access to all of the restaurants, bars, shops, markets, gyms, parks, galleries and museums this exciting area has on offer.

Internally the property benefits from a spacious reception room, flooded with natural light and stunning views of the City, as well as a fitted kitchen, two double bedrooms and a recently refurbished art-deco bathroom. Viewing highly recommended.

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



Reception Room
14'5" x 13'1" (4.4 x 4.0)

Kitchen
11'1" x 6'10" (3.4 x 2.1)

Bedroom One
15'5" x 9'10" (4.7 x 3.0)

Bedroom Two
11'1" x 7'10" (3.4 x 2.4)

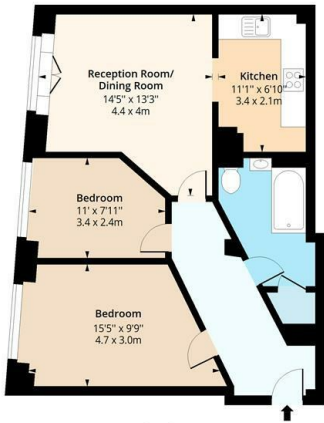
Bathroom

Material Information

Tenure: Leasehold
Length Of Lease: Approx 90 Years remaining
Annual Ground Rent: £200.00 Per year
Annual Service Charge: £3,000
Council Tax Band: D



City View House, E2
Approx. Gross Internal Area 672 Sq Ft - 62.43 Sq M



Fourth Floor
Floor Area 672 Sq Ft - 62.43 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.
lpaplus.com

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		