



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

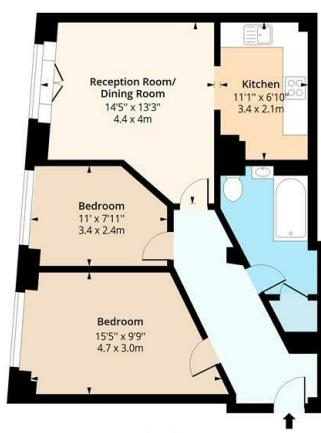
Annual Service Charge: £3,000

Council Tax Band: D



City View House, E2

Approx. Gross Internal Area 672 Sq Ft - 62.43 Sq M



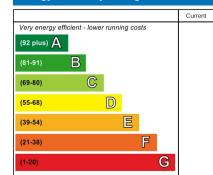
Fourth Floor

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.

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Energy Efficiency Rating

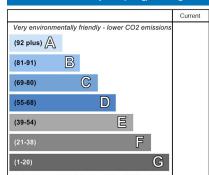


Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



Not environmentally friendly - higher CO₂ emissions

England & Wales

EU Directive 2002/91/EC