



## Warley Street, London, , E2 0QD

### £415,000

Elms Estates are Hugely Excited to be able to offer for Sale this Two Double Bedroom Apartment on the first floor with a balcony overlooking Meath Gardens.

Mary Mac Arthur 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 well throughout with a spacious open plan lounge/kitchen with doors out to the balcony, Two double bedrooms and a modern bathroom with separate w/c. The property has plenty of storage space throughout and offered to the market on a CHAIN FREE basis.

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  
25'1" x 13'10" (7.65 x 4.24)

Kitchen

Bedroom One  
14'9" x 8'9" (4.50 x 2.67)

Bedroom Two  
13'3" x 10'2" (4.06 x 3.10)

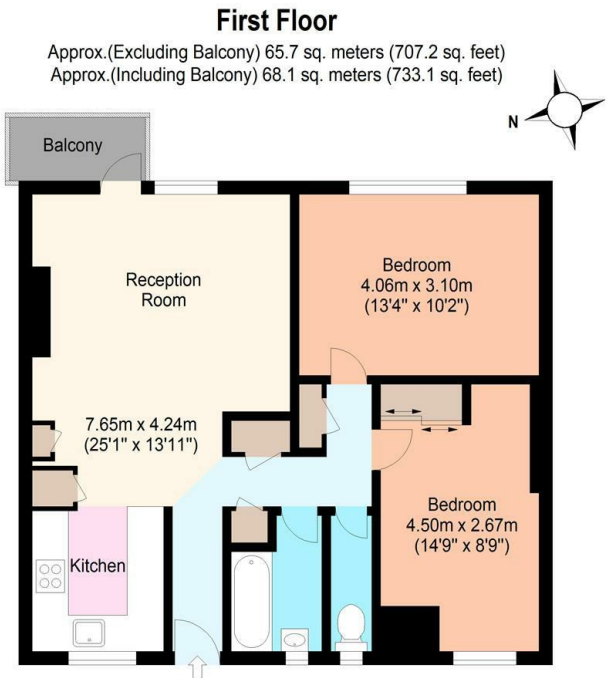
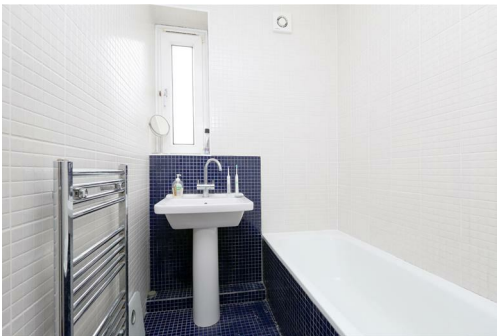
Bathroom

W/c

Balcony

Material Information

Tenure: Leasehold  
Length Of Lease: Approx 89 Years  
Annual Ground Rent: £10.00 Per year  
Annual Service Charge: £1,755.00 Per Year  
Council Tax Band: C



Total area: approx. 65.7 sq. meters (707.2 sq. feet)  
For illustration purposes only - not to scale  
www.lpaplus.com

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	74		80
	57		65
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	