



**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 over looking 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

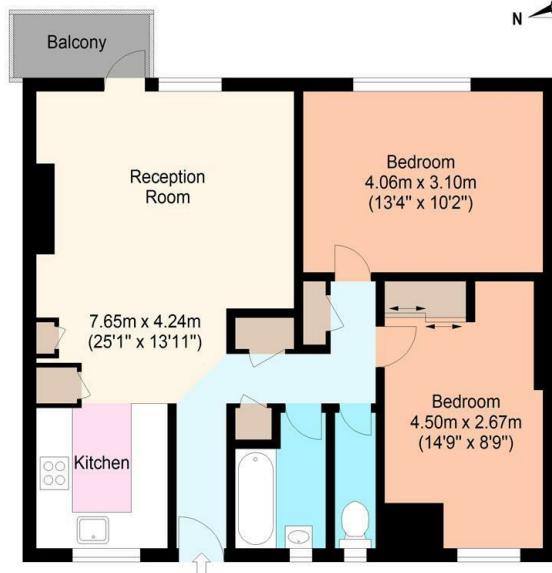
Annual Service Charge: £1,755.00 Per Year

Council Tax Band: C



## First Floor

Approx.(Excluding Balcony) 65.7 sq. meters (707.2 sq. feet)  
Approx.(Including Balcony) 68.1 sq. meters (733.1 sq. feet)



Total area: approx. 65.7 sq. meters (707.2 sq. feet)  
For illustration purposes only - not to scale  
[www.lpacplus.com](http://www.lpacplus.com)

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			
		74	
		57	

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			
		80	
		65	

England & Wales EU Directive 2002/91/EC

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