



Roman Road, London, , E2 0HP

£475,000

GUIDE PRICE £475,000 - £500,000 Elms Estates are delighted to be able to offer to the market for sale this Amazing Two Double Bedroom Ground Floor Apartment in the heart of Bethnal Green.

Morris House is superbly located just off Roman Road within a short walk of Bethnal Green tube (Central line, zone 2). The property is nestled in an attractive residential area with great independent pubs, shops and restaurants. Within a short walk are the glorious open spaces of Victoria Park along with the beautiful Regents Canal. In the area is also Broadway Market, Brick Lane and Columbia Road Flower Market.

Internally the property is presented immaculately throughout, benefiting from a large reception room with exposed brickwork and in-built storage, two good sized double bedrooms and a separate modern fitted kitchen. The property also boasts a private patio area with private bike storage for 2 bikes alongside a well-maintained communal garden.

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



Reception

13'5" x 11'1" (4.1 x 3.4)

Kitchen

9'10" x 9'2" (3.0 x 2.8)

Bedroom One

13'5" x 11'1" (4.1 x 3.4)

Bedroom Two

13'1" x 8'6" (4.0 x 2.6)

Bathroom

Garden

Material Information

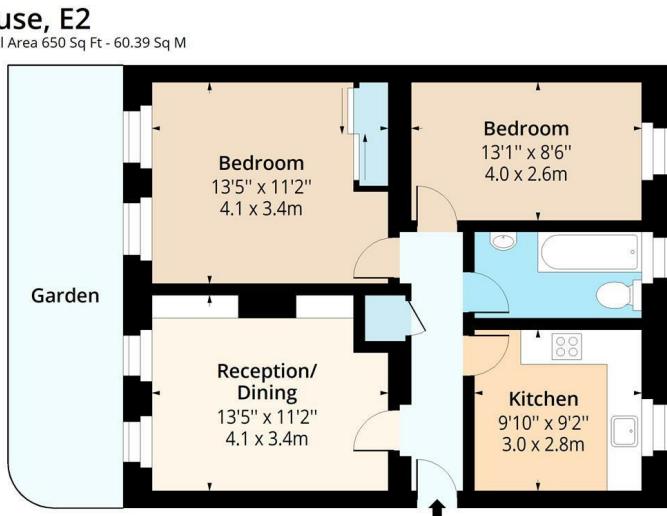
Tenure: Leasehold

Length Of Lease: Approx 90 Years remaining

Annual Ground Rent: £10.00 Per year

Annual Service Charge: Approx £2,093.46

Council Tax Band: C



Ground Floor

Floor Area 650 Sq Ft - 60.39 Sq M

Measured according to RICS IPMS2. 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. 1 sq m = 10.76 sq feet.

ipaplus.com

Date: 20/5/2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-89)	B		
(70-79)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-89)	B		
(70-79)	C		
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