



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

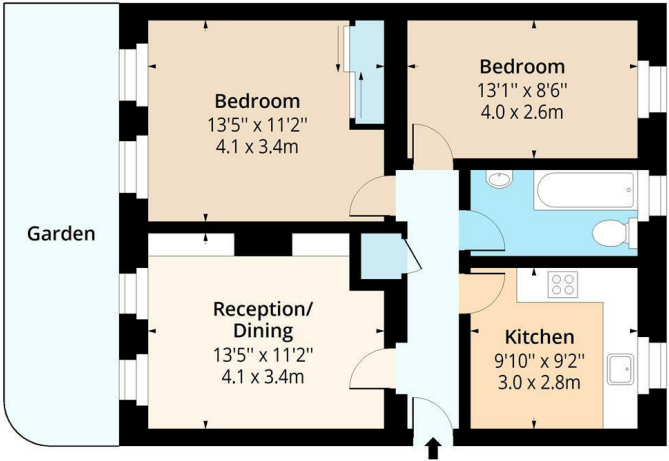
Garden

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



Morris House, E2
Approx. Gross Internal Area 650 Sq Ft - 60.39 Sq M



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.

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Date: 20/5/2024

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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	