



46 Palmers Road, London, , E2 0TB
£400,000

Elms Estates are Hugely Excited to be able to offer for Sale this amazing One Bedroom Apartment situated on the sixth floor with its own private balcony.

Palmers Road is within easy reach of both Bethnal Green (Central Line) and Mile End (District and H&C Lines) tube stations with multiple bus routes into the City, West End and beyond. The glorious Victoria Park is within a short walk along the canal 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 to offer.

Internally the property is well presented throughout with a spacious reception with doors out to the balcony that looks over Meath Gardens, fitted kitchen, good sized double bedroom with fitted wardrobes, Contemporary bathroom and plenty of storage space.

Palmers Road really does offer a unique and rare property purchase. An early internal inspection is highly recommended in order to avoid disappointment.

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



Reception/Dining
16'0" x 13'9" (4.9 x 4.2)

Kitchen
10'2" x 7'2" (3.1 x 2.2)

Bedroom
14'5" x 9'10" (4.4 x 3.0)

Bathroom

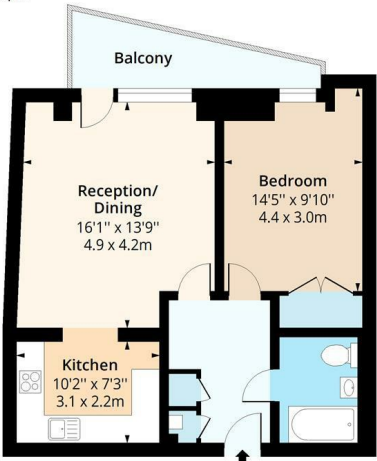
Balcony

Material Information

Tenure: Leasehold
Length Of Lease: Approx 108 Years remaining
Annual Service Charge: £2,261.52 Per Year
Council Tax Band: C



Palmers Road, E2
Approx. Gross Internal Area 551 Sq Ft - 51.19 Sq M
Approx. Gross Balcony Area 64 Sq Ft - 5.95 Sq M



Sixth Floor
Floor Area 551 Sq Ft - 51.19 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: 30/9/2025

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	