



Globe Road, London, , E2 0JY

£425,000

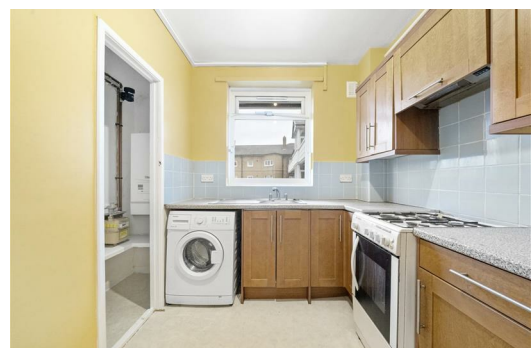
GUIDE PRICE £425,000 - £450,000 Elms Estates are delighted to be able to offer to the market For Sale this Spacious Three Bedroom Apartment offered to the market on a CHAIN FREE basis.

Rogers Estate is situated just off of Globe Road and offers excellent access to both Bethnal Green Tube Station (Central Line) and Stepney Green Station (District line and Hammersmith & City) which gives you great access into the city. There are also multiple bus routes into the City, West End and beyond.

Additionally the Glorious Victoria Park is within easy reach 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. 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 light and spacious throughout with a good size reception room, Separate Kitchen, Three good sized bedrooms and bathroom with a separate w/c. The property also boasts ample storage throughout.

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



Reception
13'1" x 12'9" (4.0 x 3.9)

Kitchen
9'10" x 9'10" (3.0 x 3.0)

Bedroom One
12'9" x 12'5" (3.9 x 3.8)

Bedroom Two
10'9" x 9'10" (3.3 x 3.0)

Bedroom Three
9'6" x 7'10" (2.9 x 2.4)

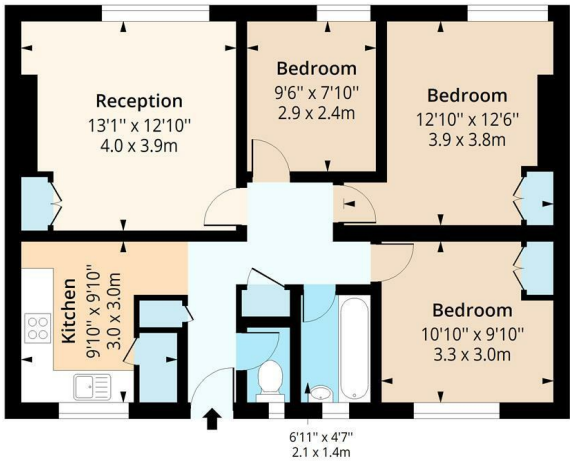
Bathroom

W/C

Material Information
Tenure: Leasehold
Length Of Lease: Approx 88 Years remaining
Annual Ground Rent: £10.00 Per year
Annual Service Charge: £2,899.47 Per Year
Council Tax Band: C

Marketing Disclaimer
These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed and they do not constitute an offer or contract. Any intending purchaser must rely on their own inspection and enquiries. All measurements, areas and distances are approximate and are for guidance purposes only. Photographs and floor plans are for illustrative purposes only and some images may have been digitally enhanced for marketing purposes. Fixtures, fittings and services have not been tested and no warranty is given as to their condition or suitability. Leasehold, new build and service charge information (where applicable) is provided in good faith and should be verified by the buyer's solicitor. EPC ratings are correct at the time of marketing and are subject to change. No person in the employment of Elms Estates has authority to make or give any representation or warranty in relation to this property.

Rogers Estate, E2
Approx. Gross Internal Area 757 Sq Ft - 70.33 Sq M



Third Floor
Floor Area 757 Sq Ft - 70.33 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.

Date: 13/12/2025



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(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