



## 17 Fulneck Place, London, , E1 3FB £350,000

Elms Estates are delighted to be able to offer to the market for sale this Amazing One Bedroom Apartment with its own balcony.

Chesworth Court is nestled in an attractive residential area with great independent pubs, cafes and restaurants while also benefiting from excellent transport links such as Stepney Green, Mile End and Whitechapel stations all within a short walk which make commuting to the city effortless.

Internally the property is bright and spacious throughout with a large open plan reception/dining/kitchen area which gives you access to the balcony, double bedroom and family bathroom. The property is offered to the market on a chain free basis.

Chesworth Court 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/Kitchen

22'3" x 11'5" (6.8 x 3.5)

## Balcony

## Bedroom

12'9" x 9'10" (3.9 x 3.0)

## Bathroom

## Material Information

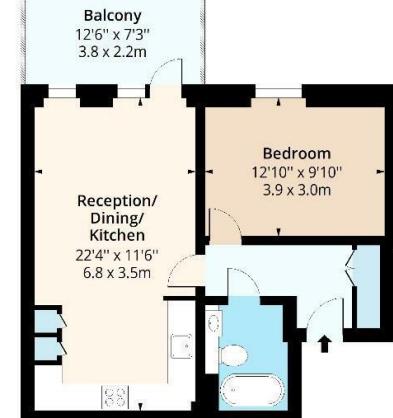
Tenure: Leasehold

Length Of Lease: Approx 115 Years remaining

Annual Ground Rent: £250.00 Per year

Annual Service Charge: Approx £2,290.20 Per year

Council Tax Band: C



## Fourth Floor

Floor Area 505 Sq Ft - 46.91 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: 3/11/2025

Energy Efficiency Rating	
	Current   Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(81-80) B	81
(69-68) C	
(55-68) 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 <sub>2</sub> ) Rating	
	Current   Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-80) B	
(69-68) C	
(55-68) D	
(39-54) E	
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England & Wales	EU Directive 2002/91/EC