

Ravenscroft Street, London, , E2 7QJ

£350,000

Elms Estates are delighted to bring to the market For Sale this spacious Two Bedroom Apartment fantastically located within a stone's throw of the World-Famous Columbia Road Flower Market.

James Hammett House is located just off Hackney Road with good access to Public Transport. The energetic Broadway Market is also a short walk away and offers an array of shops and dining experiences. 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 bright and spacious throughout with a large reception room, Separate modern fitted kitchen, two double bedrooms and contemporary bathroom. The property also boasts ample storage throughout and offers amazing views of the city.

James Hammett House really does offer a unique and rare property purchase in a sought-after location. 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

16'4" x 10'2" (5.0 x 3.1)

Kitchen

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

Bedroom One

13'5" x 10'2" (4.1 x 3.1)

Bedroom Two

11'9" x 9'2" (3.6 x 2.8)

Bathroom

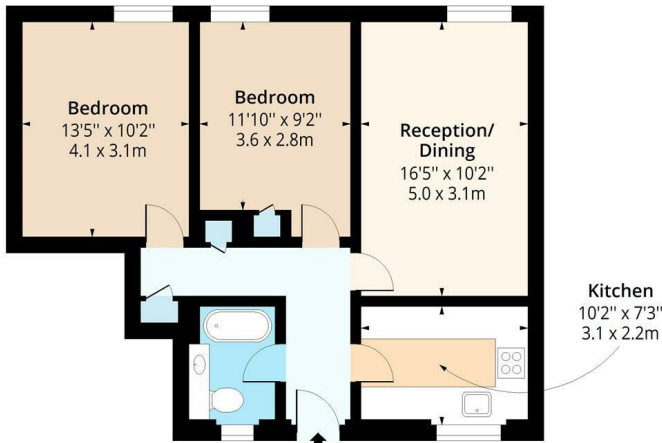
Material Information

Tenure: Leasehold
Length Of Lease: Approx 88 Years remaining
Annual Ground Rent: £10.00 Per year
Annual Service Charge: Approx £2,233.68 Per year
Council Tax Band: B



James Hammett House, E2

Approx. Gross Internal Area 658 Sq Ft - 61.13 Sq M



Tenth Floor

Floor Area 658 Sq Ft - 61.13 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.

lpaplus.com

Date: 29/5/2025

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
79	79		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	