



Rectory Square, London, , E1 3NG

£290,000

Guide Price £290,000 - £315,000 Elms Estates are Hugely Excited to be able to offer for Sale this Amazing One Bedroom Ground Floor Apartment with direct access to the communal gardens.

Rectory Square is located just off White Horse Lane which is just a short walk to Stepney Green and Whitechapel station which makes commuting to the city very easy but also having the bonus of Limehouse station a short walk away too. The property is located with great local amenities and Mile End Park just streets away.

Internally the property is bright and spacious throughout with a large reception room which gives you direct access to the communal garden, Separate kitchen, double bedroom, shower room and ample storage.

Rectory Square 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

16'0" x 10'5" (4.9 x 3.2)

Kitchen

12'1" x 6'10" (3.7 x 2.1)

Bedroom

15'5" x 8'6" (4.7 x 2.6)

Shower Room

6'6" x 5'2" (2.0 x 1.6)

Communal Gardens

Material Information

Tenure: Leasehold
Length Of Lease: Approx 95 Years remaining
Annual Ground Rent: £10.00 Per year
Annual Service Charge: £2,181.65 Per Year
Council Tax Band: B

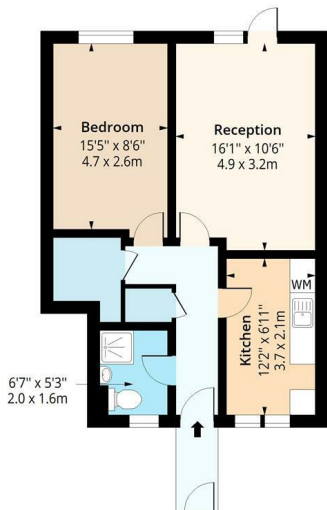
Marketing Disclaimer

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.



Rectory Square, E1

Approx. Gross Internal Area 555 Sq Ft - 51.56 Sq M



Ground Floor

Floor Area 555 Sq Ft - 51.56 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: 30/1/2026

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