



Roman Road, London, , E2 0SA
£390,000

Elms Estates are absolutely delighted to be able to bring to the market For Sale this Two Bedroom Apartment with its very own balcony.

Chater House is situated in an ideal location and offers excellent access to both Bethnal Green Tube Station (Central Line), Stepney Green Station (District Line) and Cambridge Heath Overground Station which is only two stops into Liverpool Street. There are also multiple bus routes into the City, West End and beyond. Walking to Liverpool Street is only 35mins.

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 while the vibrant 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 light and spacious throughout with the property Benefiting from a large reception room with access to the balcony, Separate kitchen, Two double bedrooms and bathroom.

Internal viewing of this property is a must and early viewing is highly recommended in order to avoid disappointment.



Reception Room

20'11" x 12'9" (6.4 x 3.9)

Kitchen

9'6" x 8'10" (2.9 x 2.7)

Bedroom One

13'1" x 10'5" (4.0 x 3.2)

Bedroom Two

10'9" x 9'6" (3.3 x 2.9)

Bathroom

Balcony

Material Information

Tenure: Leasehold

Length Of Lease: Approx 102 Years remaining

Annual Ground Rent: £ Per year

Annual Service Charge: £2,713.08 Per Year

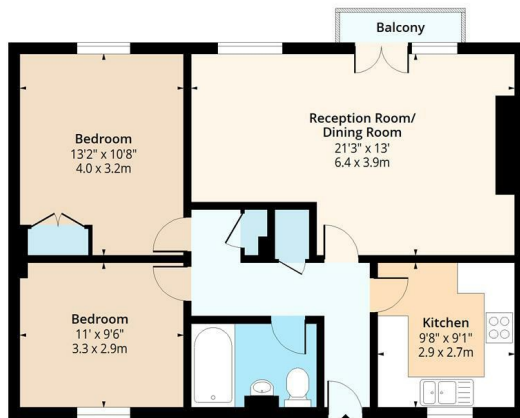
Council Tax Band: C



Chater House, Lonon, E2

Approx. Gross Internal Area 756 Sq Ft - 70.23 Sq M (without Balcony)

Approx. Gross Internal Area 772 Sq Ft - 71.72 Sq M (with Balcony)



Fourth Floor

Floor Area 756 Sq Ft - 70.23 Sq M

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.

lpaplus.com

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