



Ramsey Street, London, , E2 6HU

£425,000

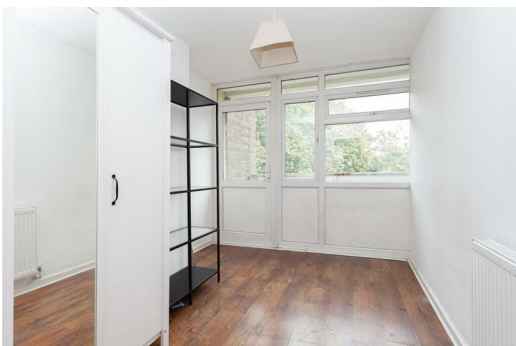
Guide Price £425,000 - £450,000 Elms Estates are Hugely Excited to be able offer to the Market For Sale this Three Bedroom Maisonette situated on the second and third floor with its own balcony.

Ramsey Street is located just off of Valance Road within a short walk of either Bethnal Green (Central Line) Tube Station or Bethnal Green London Overground Station. You are also located just next to Weavers Field Recreation Ground offering open spaces and just behind Bethnal Green Road with all possible local amenities.

Internally the property is light and spacious throughout with a good size kitchen, Reception room which is arranged as two separate rooms with reception one benefitting from access to the balcony. On the first floor there is three good size bedrooms and a shower room with separate w/c.

The property is offered to the market on a CHAIN FREE basis

Early internal viewing is highly recommended in order to avoid disappointment.



Reception Room

11'9" x 8'6" (3.6 x 2.6)

Reception Two

9'10",19'8" x 6'10" (3,6 x 2.1)

Kitchen

11'5" x 8'6" (3.5 x 2.6)

Bedroom One

13'5" x 8'10" (4.1 x 2.7)

Bedroom Two

12'1" x 8'2" (3.7 x 2.5)

Bedroom Three

10'5" x 6'6" (3.2 x 2.0)

Shower Room

W/c

Balcony

Material Information

Tenure: Leasehold

Length Of Lease: Approx 88 Years remaining

Annual Ground Rent: £10.00 Per year

Annual Service Charge: £2,385.74 Per Year

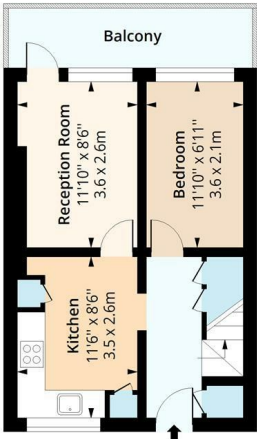
Council Tax Band: C



Ramsey Street, E2

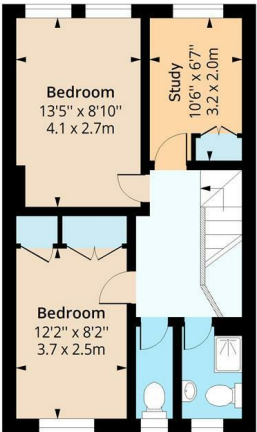
Approx. Gross Internal Area 844 Sq Ft - 78.41 Sq M

Approx. Gross Balcony Area 74 Sq Ft - 6.87 Sq M



Second Floor

Floor Area 385 Sq Ft - 35.77 Sq M



Third Floor

Floor Area 459 Sq Ft - 42.64 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: 16/9/2022

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