



## 2 Digby Street, London, , E2 0LS

### £475,000

Guide Price £475,000 - £500,000 Elms Estates are absolutely delighted to be able to bring to the market For Sale this Amazing Two Double Bedroom apartment with its very own balcony.

Britannia House is situated just off Roman Road 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 benefitting from two double bedrooms, Spacious open plan living space with a dining area, Family bathroom and its very own balcony. The property also benefits from shared bike storage.

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

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



Reception/Kitchen/Dinning Area  
26'2" x 18'8" (8.0 x 5.7)

Balcony

Bedroom One  
14'9" x 8'2" (4.5 x 2.5)

Bedroom Two  
8'2" x 8'2" (2.5 x 2.5)

Bathroom

Material Information

Tenure: Leasehold  
Length Of Lease: Approx 107 Years remaining  
Annual Ground Rent £300.00 Per year  
Annual Service Charge: £1,850.00 Per year  
Council Tax Band: D



Britannia House, E2  
Approx. Gross Internal Area 741 Sq Ft - 68.84 Sq M



Second Floor  
Floor Area 741 Sq Ft - 68.84 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: 12/02/2024

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