



Old Bethnal Green Road, London, , E2 9RH

£335,000

Elms Estates are absolutely delighted to be able to offer For Sale this fabulous One Double Bedroom apartment positioned on the second Floor.

Priam House is situated on Old Bethnal Green Road and offers excellent access to both Bethnal Green Tube Station (Central 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, Galleriees and Museums this Exciting Area has on offer.

Internally the property is very well presented and feels light and spacious throughout. The property Benefits from One double bedroom, Spacious living space, Separate kitchen and bathroom with separate w/c. The property is offered to the market on a CHAIN FREE basis.

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our Property Consultants.



Reception Room

13'10" x 11'6" (4.24 x 3.51)

Kitchen

8'11" x 6'7" (2.72 x 2.03)

Bedroom

13'10" x 11'5" (4.24 x 3.48)

Bathroom

W/C

Material Information

Tenure: Leasehold

Length Of Lease: Approx 88 Years remaining

Annual Ground Rent £10.00 Per year

Annual Service Charge: £1,682.09 Per year

Council Tax Band: B



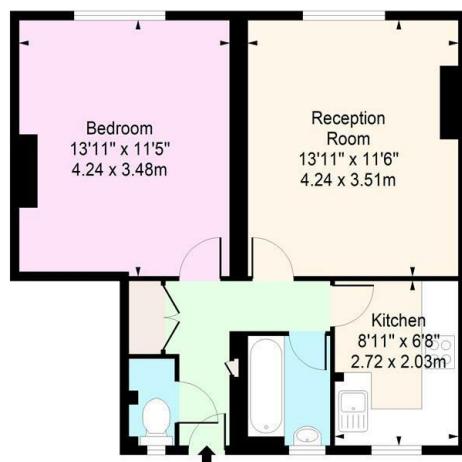
Marketing Disclaimer

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.

Priam House,

Old Bethnal Green Road, E2

Approx. Gross Internal Area 501 Sq Ft - 46.54 Sq M



Second Floor

Floor Area 501 Sq Ft - 46.54 Sq M

For Illustration Purposes Only - Not To Scale
www.londonpropertyassessments.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	72	80
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	74	85
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	