



## Roberta Street, London, , E2 6NU

### £300,000

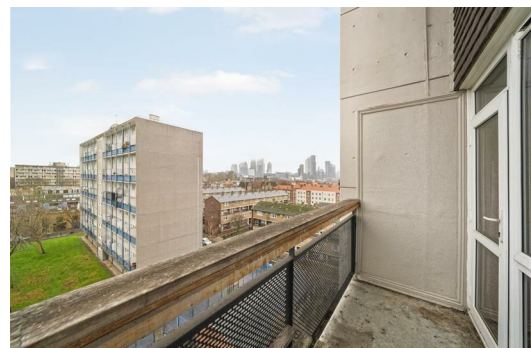
Elms Estates are delighted to be able to offer to the market for sale this Spacious Two Bedroom Maisonette with its very own Balcony.

The Property is located within Walking Distance of Bethnal Green Tube Station this property benefits hugely from the many small Green Spaces around and the Relaxed, Cool Feel of Columbia Road Flower Market will make for wonderful lazy Sunday morning strolls while the vibrant Broadway Market is within easy reach offering 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 bright and spacious throughout, with a large reception room which gives you access to the balcony, Separate Kitchen, Two double bedrooms and a bathroom with separate W/c.

Yates House is offered to the market on a CHAIN FREE basis. 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**  
19'4" x 11'5" (5.9 x 3.5)

**Balcony**

**Kitchen**  
10'9" x 5'6" (3.3 x 1.7)

**Bedroom One**  
11'5" x 11'1" (3.5 x 3.4)

**Bedroom Two**  
11'5" x 9'10" (3.5 x 3.0)

**Bathroom**  
5'2" x 4'11" (1.6 x 1.5)

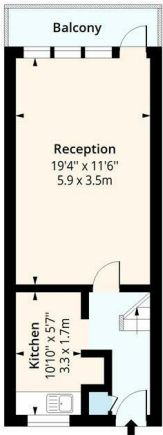
**W/c**

**Material Information**

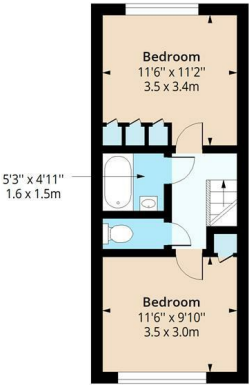
Tenure: Leasehold  
Length Of Lease: Approx 83 years remaining  
Annual Ground Rent: £10.00 Per year  
Annual Service Charge: £2,218.36  
Council Tax Band: B



**Yates House, E2**  
Approx. Gross Internal Area 700 Sq Ft - 65.04 Sq M  
Approx. Gross Balcony Area 42 Sq Ft - 3.90 Sq M



**Seventh Floor**  
Floor Area 350 Sq Ft - 32.52 Sq M



**Eighth Floor**  
Floor Area 350 Sq Ft - 32.52 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: 9/1/2026

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