



16 Selby Street, London, , E1 5BX
£450,000

Elms Estates are delighted to be able to offer to the market For Sale this Amazing Two Bedroom Second Floor Apartment.

Located within walking distance to Brick lane, The City, Columbia road as well as being within walking distance to Bethnal Green and Whitechapel tube and Bethnal Green overground stations.

Internally the property is presented well throughout with a spacious open plan Reception/kitchen with doors out to the balcony, Two double bedrooms and a bathroom. The property also benefits from ample storage space throughout and a great deal of natural light.

Selby Street 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 Room/Kitchen
18'0" x 18'0" (5.49 x 5.49)

Bedroom One
13'3" x 9'1" (4.04 x 2.79)

Bedroom Two
11'8" x 8'0" (3.58 x 2.46)

Bathroom

Balcony

Material Information

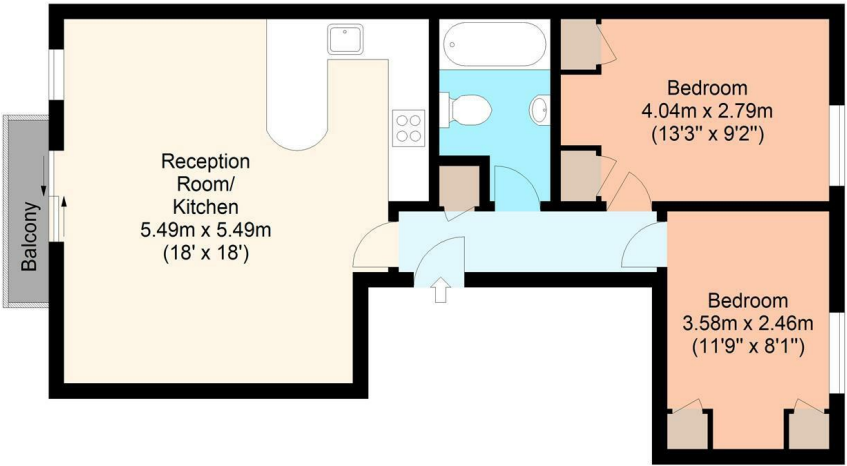
Tenure: Leasehold
Length Of Lease: Approx 106 Years remaining
Annual Ground Rent: £250.00 Per year
Annual Service Charge: £3,355.08 Per Year
Council Tax Band: C



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	

Second Floor

Approx. 57.6 sq. meters (620.2 sq. feet)



Total area: approx. 57.6 sq. meters (620.2 sq. feet)
For illustration purposes only - not to scale