



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

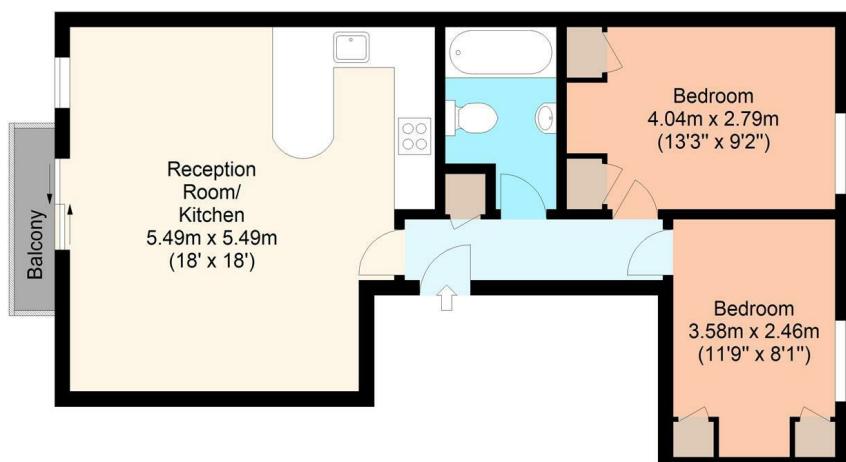
Annual Service Charge: £3,355.08 Per Year

Council Tax Band: C



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-89)	B	78	87
(69-60)	C		
(55-46)	D		
(39-34)	E		
(21-20)	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		
(81-89)	B		
(69-60)	C		
(55-46)	D		
(39-34)	E		
(21-20)	F		
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	