



Kirkwall Place, London, , E2 0NB

£320,000

GUIDE PRICE £320,000 - £335,000 Elms Estates are delighted to be able to offer to the market for sale this amazing One double bedroom apartment situated in the heart of Bethnal Green.

Pepys House is superbly located just off Roman Road and within a 5 minute walk of Bethnal Green tube (central line, zone 2). The property is nestled in an attractive residential area with great independent pubs, shops and restaurants. Within a short walk is the glorious open spaces of Victoria Park along with the beautiful Regents Canal. In the area is also Broadway Market, Brick Lane and Columbia Road Flower Market.

Internally the property is presented in good order with a bright and spacious reception room, well-proportioned bedroom that feels light and airy, separate kitchen and bathroom. The property is finished to a modern standard throughout and 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 Room
14'5" x 11'1" (4.4 x 3.4)

Kitchen
8'6" x 6'10" (2.6 x 2.1)

Bedroom
14'5" x 9'10" (4.4 x 3.0)

Bathroom

Material Information

Tenure: Leasehold
Length Of Lease: Approx 86 Years remaining
Annual Ground Rent: £10.00 Per year
Annual Service Charge: Approx £1,920.00
Council Tax Band: B



Pepys House, Kirkwall Place, E2

Approx. Gross Internal Area 519 Sq Ft - 48.22 Sq M



Third Floor

Floor Area 519 Sq Ft - 48.22 Sq M

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.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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