



## Whiston Road, London, , E2 8RT

**£475,000**

Elms Estates are pleased to offer to the market For Sale this Two Double Bedroom Apartment offering over 650 sqft with its own balcony.

The property is situated on Whiston Road with excellent access to the Vibrant Broadway Market that offers and array of shops and dining experiences. You will also be placed between the Beautiful Open Spaces of Haggerston Park and London Fields and with the Regents Canal at the end of the Road, a short Scenic Walk will find you enjoying the Relaxed, Cool Feel of Victoria Park and the weekly Farmers Market makes for a wonderful lazy Sunday morning strolls. 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.

Transport wise, you are within easy reach of multiple bus routes into the City, West End and beyond and both Bethnal Green Tube and Cambridge Heath Overground Stations are within walking distance.

Internally the property has a spacious receptions room with access to the balcony, separate kitchen, two double bedrooms and a modern shower room.

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

17'0" x 10'9" (5.2 x 3.3)

## Balcony

## Kitchen

11'1" x 6'10" (3.4 x 2.1)



## Bedroom One

12'9" x 10'5" (3.9 x 3.2)

## Bedroom Two

12'5" x 8'10" (3.8 x 2.7)

## Shower Room

## Material Information

Tenure: Leasehold

Length Of Lease: Approx 102 Years remaining

Annual Ground Rent: £8 Per year

Annual Service Charge: £1,549.47 Per Year

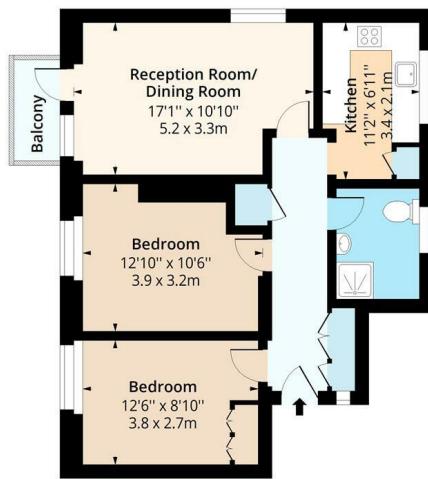
Council Tax Band: B



## Woolstone House, Whiston Road, E2

Approx. Gross Internal Area 685 Sq Ft - 63.64 Sq M

Approx. Gross Balcony Area 24 Sq Ft - 2.23 Sq M



## Second Floor

Floor Area 685 Sq Ft - 63.64 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: 3/5/2023

	Current	Potential
Very energy efficient - lower running costs		
(92 plus)	A	
(81-89)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England & Wales

EU Directive 2002/91/EC

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus)	A	
(81-89)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
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