



## 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 an 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 reception 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

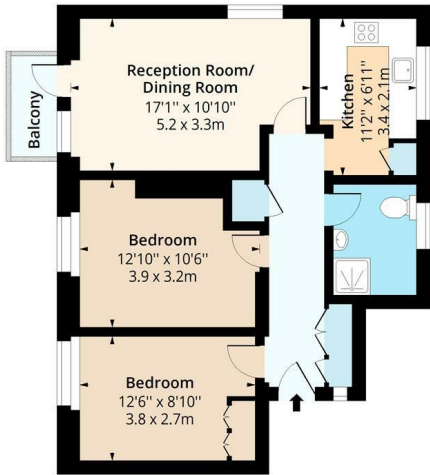
Material Information

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 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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
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Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
57		65	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	