



Roman Road, London, , E2 0ST

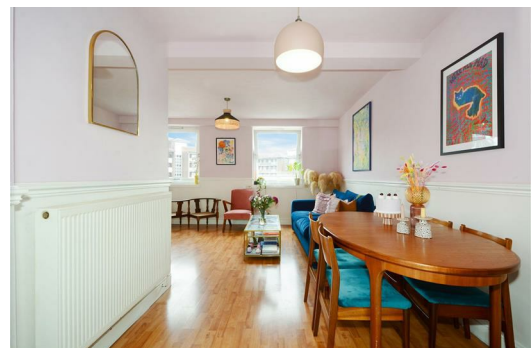
£475,000

Elms Estates are delighted to bring to the market For Sale this Three bedroom Maisonette located just moments from Victoria Park.

Norton House is within easy reach of Bethnal Green (central line) tube station with multiple bus routes in to the City, West End and beyond and additionally the glorious Victoria Park is within a short walk and offers beautiful open spaces and miles of scenic walks. The relaxed, cool feel of Victoria Park farmers market will make for wonderful lazy Sunday morning strolls and with Regents Canal also on your doorstep you will find endless new places to explore. 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.

Internally the property bright and spacious throughout with the ground floor comprising of a large open plan reception room/kitchen and separate W/c. The first floor has three good size bedrooms and a family bathroom. The property has ample storage throughout and is one not to be missed.

To arrange a viewing please call in and speak with one of our property consultants. Early inspection is highly recommended to avoid disappointment.



Reception Room/Kitchen
25'11" x 15'5" (7.9 x 4.7)

Bedroom One
16'8" x 8'6" (5.1 x 2.6)

Bedroom Two
14'1" x 8'6" (4.3 x 2.6)

Bedroom Three
9'10" x 6'10" (3.0 x 2.1)

Bathroom

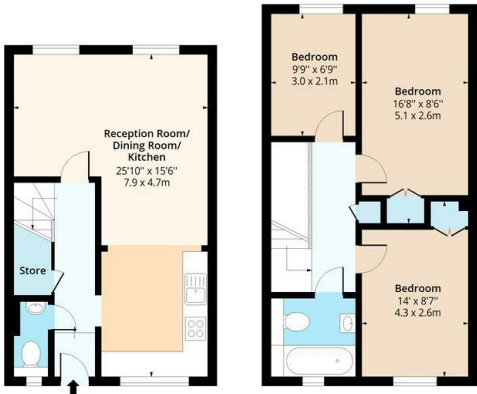
Separate W/c

Material Information

Tenure: Leasehold
Length Of Lease: Approx 87 Years remaining
Annual Ground Rent: £10.00 Per Annum
Annual Service Charge: £1675.76 Per Annum
Council Tax Band: C



Norton House, London, E2
Approx. Gross Internal Area 856 Sq Ft - 79.52 Sq M



Second Floor
Floor Area 399 Sq Ft - 37.07 Sq M

Third Floor
Floor Area 457 Sq Ft - 42.46 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.

Date: 22/9/2022

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	