



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



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  
ipaplus.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	<span style="background-color: green;">A</span>		
(81-81) B	<span style="background-color: lightgreen;">B</span>		
(69-80) C	<span style="background-color: yellow;">C</span>		
(55-68) D	<span style="background-color: orange;">D</span>		
(39-54) E	<span style="background-color: red;">E</span>		
(21-38) F	<span style="background-color: darkred;">F</span>		
(1-20) G	<span style="background-color: darkred;">G</span>		
Not energy efficient - higher running costs			
68		79	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A	<span style="background-color: lightblue;">A</span>		
(81-81) B	<span style="background-color: lightblue;">B</span>		
(69-80) C	<span style="background-color: lightblue;">C</span>		
(55-68) D	<span style="background-color: lightblue;">D</span>		
(39-54) E	<span style="background-color: lightblue;">E</span>		
(21-38) F	<span style="background-color: lightblue;">F</span>		
(1-20) G	<span style="background-color: lightblue;">G</span>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	
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