



## Sunlight Square, London, , E2 6LD

**£375,000**

Guide Price £375,000 - £400,000 Elms Estates are Hugely Excited to be able offer For Sale this Amazing Studio Apartment offering 506 Sq Ft situated on the third Floor of this desirable building located within a short walk of Bethnal Green (Central Line) Tube Station.

The property is situated just off Cambridge Heath Road, this exclusive development is surrounded by green spaces, including Weaver's Fields, Bethnal Green Gardens, Museum Gardens, and St Bartholomew Gardens offering a tranquil retreat within the city. The central location ensures excellent transport links, with Bethnal Green Underground and Overground Stations nearby, alongside the Elizabeth Line at Whitechapel, providing swift access across London. For leisure and entertainment, you're just a short walk away from the vibrant Brick Lane, Shoreditch High Street, and a wide array of shops, restaurants, and cafes.

Sunlight Square offers Bright and Spacious Accommodation with a large living area that benefits from its dual aspect, Modern Fitted Kitchen and contemporary Bathroom. The property is offered to the market on a CHAIN FREE basis.

Sunlight Square really does offer a unique and rare property purchase. An early internal inspection is highly recommended in order to avoid disappointment.

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our Property Consultants.



## Reception/Dining/Bedroom

19'0" x 15'5" (5.8 x 4.7)

## Kitchen

10'2" x 5'10" (3.1 x 1.8)

## Bathroom

### Material Information

Tenure: Leasehold

Length Of Lease: Approx 98 Years remaining

Annual Ground Rent: £225.00 Per year

Annual Service Charge: Approx £3,586.80 Per year

Council Tax Band: D



## Third Floor

Floor Area 506 Sq Ft - 47.01 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.

ipaplus.com

Date: 8/4/2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-89)	B		
(69-60)	C		
(55-46)	D		
(39-34)	E		
(21-20)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-89)	B		
(69-60)	C		
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