



## Bonner Street, London, , E2 0QP

**£450,000**

GUIDE PRICE £450,000 - £470,000 Elms Estates are Hugely Excited to be able to offer for Sale this Spacious Two Bedroom Apartment situated on the third floor being offered to the market on a Chain Free basis.

Bonner Street is within easy reach of both Bethnal Green (Central Line) and Mile End (District and H&C Lines) tube stations with multiple bus routes into the City, West End and beyond. The glorious Victoria Park is within a short walk along the canal 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 to offer.

Internally the property is light and spacious throughout with a large reception room, Separate kitchen with space to dine, two double bedrooms and a spacious bathroom. The property has ample storage throughout and is really one to not miss out on.

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



## Reception

12'9" x 11'9" (3.9 x 3.6)

## Kitchen

18'0" x 9'10" (5.5 x 3.0)

## Bedroom One

11'9" x 9'10" (3.6 x 3.0)

## Bedroom Two

11'9" x 9'6" (3.6 x 2.9)

## Bathroom

## Material Information

Tenure: Leasehold

Length Of Lease: Approx 90 Years remaining

Annual Ground Rent: £80.00 Per year

Annual Service Charge: Approx £3,007.72 Per year

Council Tax Band: D



Third Floor  
Floor Area 734 Sq Ft - 68.19 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: 7/4/2025

ipaplus.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-80) B			
(69-60) C			
(55-46) D			
(39-34) E			
(21-30) 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			
(81-80) B			
(69-60) C			
(55-46) D			
(39-34) E			
(21-30) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	