elms
ESTATES



Derbyshire Street, , E2 6HJ

£325,000

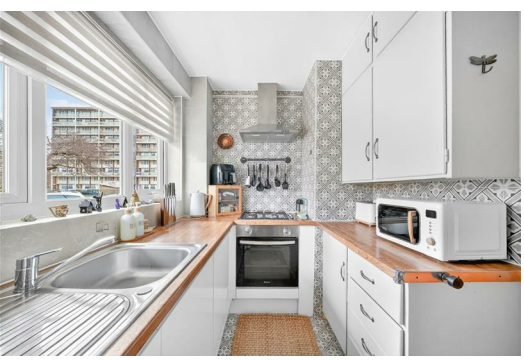
Elms Estates are Hugely Excited to be able to offer to the Market For Sale this Amazing One Bedroom Apartment situated on the ground floor with its very own entrance.

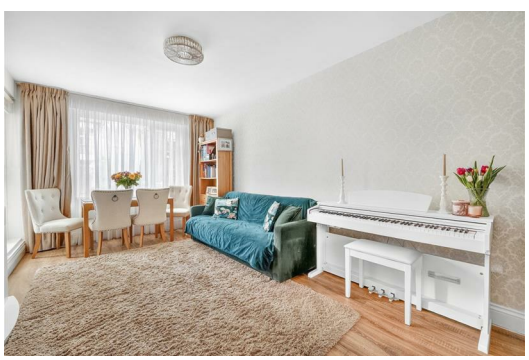
Derbyshire Street is located just off of Valance Road within a short walk of either Bethnal Green (Central Line) Tube Station or Bethnal Green Overground Station. You are also located just next to Weavers Field Recreation Ground offering open spaces and within a short walk of the Iconic Brick Lane and Fashionable Shoreditch areas located within the heart of the East End and offering excellent access to all of the Transport into the city, 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 good size reception room that has access to the balcony, Separate kitchen, Spacious bedroom with built in storage and a Contemporary bathroom. The property also benefits from ample storage throughout.

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
17'0" x 10'2" (5.2 x 3.1)

Kitchen
10'2" x 6'2" (3.1 x 1.9)

Bedroom
12'9" x 12'1" (3.9 x 3.7)

Bathroom

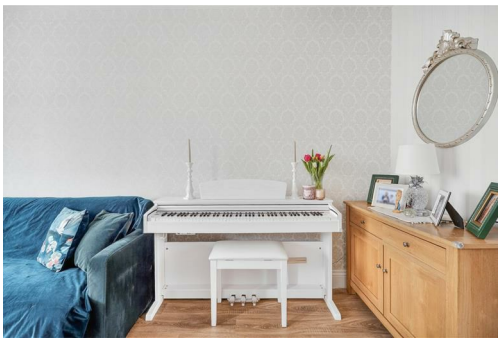
Balcony

Material Information
Tenure: Leasehold
Length Of Lease: Approx 88 Years remaining
Annual Service Charge: £2,288.34
Annual Ground Rent: £10.00
Council Tax Band: B

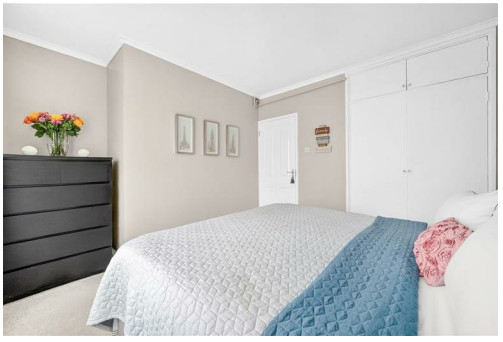
Marketing Disclaimer
These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed and they do not constitute an offer or contract. Any intending purchaser must rely on their own inspection and enquiries. All measurements, areas and distances are approximate and are for guidance purposes only. Photographs and floor plans are for illustrative purposes only and some images may have been digitally enhanced for marketing purposes. Fixtures, fittings and services have not been tested and no warranty is given as to their condition or suitability. Leasehold, new build and service charge information (where applicable) is provided in good faith and should be verified by the buyer's solicitor. EPC ratings are correct at the time of marketing and are subject to change. No person in the employment of Elms Estates has authority to make or give any representation or warranty in relation to this property.



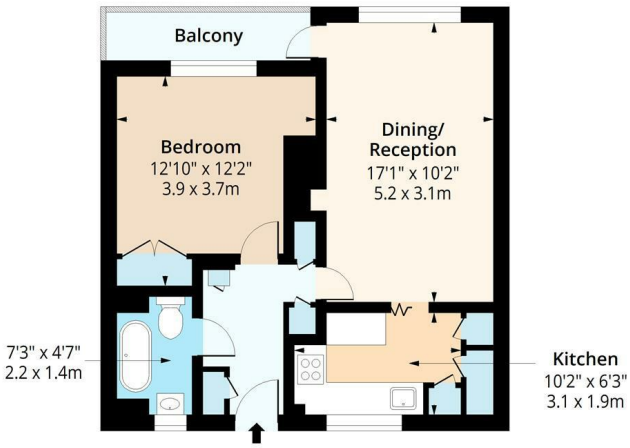




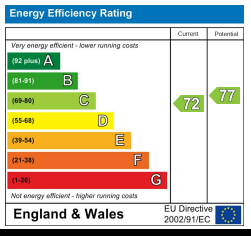


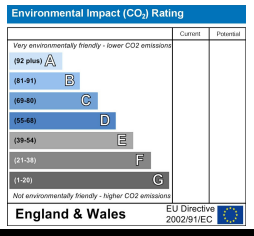


Derbyshire Street E2
Approx. Gross Internal Area 508 Sq Ft - 47.19 Sq M
Approx. Gross Internal Balcony 43 Sq Ft - 3.99 Sq M



Ground Floor
Floor Area 508 Sq Ft - 47.19 Sq M





Certified Property Measurer

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.

lpaplus.com

Date: 16/3/2026