



125 Mansford Street, London, E2 6NQ

£550,000

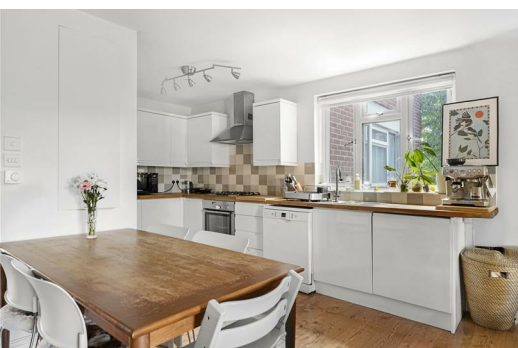
Elms Estates are delighted to be able to offer to the market for sale this Amazing Three Bedroom Maisonette.

The Property is located within Walking Distance of Bethnal Green Tube Station and also benefits hugely from the many small Green Spaces around and the Relaxed, Cool Feel of Columbia Road Flower Market will make for wonderful lazy Sunday morning strolls while the vibrant Broadway Market is within easy reach offering an array of shops and dining experiences. 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 is bright and spacious throughout, with the ground floor offering a large open plan reception/kitchen area which is perfect for entertaining guests and a separate w/c for convenience. On the first floor you have three good size bedrooms with bedroom one benefiting from built in storage and a modern family bathroom.

Adrian Boulton House 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/Kitchen
28'6" x 16'0" (8.7 x 4.9)

W/C

Bedroom One
13'9" x 9'10" (4.2 x 3.0)

Bedroom Two
12'5" x 8'10" (3.8 x 2.7)

Bedroom Three
9'10" x 6'6" (3.0 x 2.0)

Bathroom

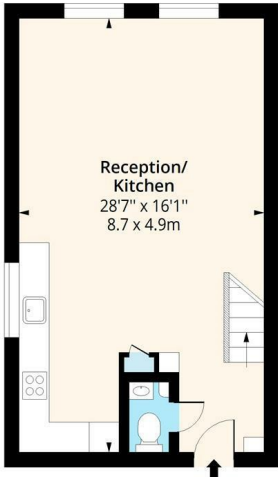
Material Information

Tenure: Leasehold
Length Of Lease: Approx 84 Years remaining
Annual Ground Rent: £10.00 Per year
Annual Service Charge: Approx £2,670.81 Per Year
Council Tax Band: C



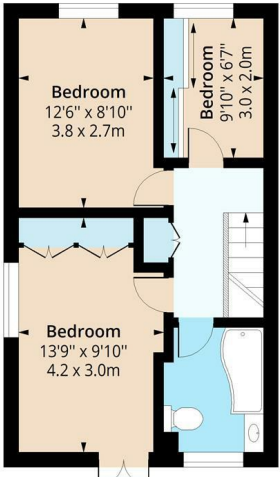
Adrian Boulton House, E2

Approx. Gross Internal Area 918 Sq Ft - 85.28 Sq M



Second Floor

Floor Area 459 Sq Ft - 42.64 Sq M



Third Floor

Floor Area 459 Sq Ft - 42.64 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.

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Date: 1/7/2025

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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