



Mace Street, London, , E2 0QU
£325,000

Elms Estates are Hugely Excited to be able to offer for Sale this spacious Two Bedroom Apartment situated on the fourth floor of a Local Authority building designed by Berthold Lubetkin, one of the most important figures in Modernist architecture

Alzette House 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 with access to the private balcony, separate kitchen, 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/Dining

14'5" x 14'5" (4.4 x 4.4)

Winter Garden

Kitchen

11'1" x 6'10" (3.4 x 2.1)

Bedroom One

19'4" x 8'6" (5.9 x 2.6)

Bedroom Two

14'5" x 7'6" (4.4 x 2.3)

Bathroom

Material Information

Tenure: Leasehold

Length Of Lease: Approx 88 Years remaining

Annual Ground Rent: £10.00 Per year

Annual Service Charge: £2,362.00 Per Year

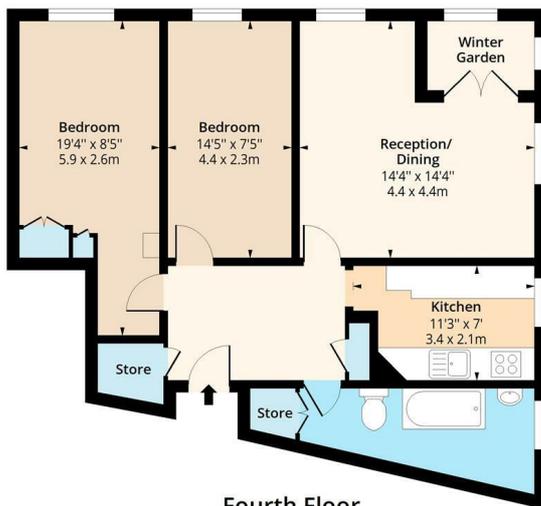
Council Tax Band: B



Alzette House, E2

Approx. Gross Internal Area 706 Sq Ft - 65.59 Sq M

Approx. Gross Winter Garden Area 28 Sq Ft - 2.60 Sq M



Fourth Floor

Floor Area 706 Sq Ft - 65.59 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: 1/12/2023

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(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	
80	80		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC