



Sunlight Square  
London, E2 6LD

£425,000

  
elms  
ESTATES



Elms Estates are delighted to bring to the market this spacious two-bedroom apartment, located on the second floor of a sought-after, secure gated development that boasts the added benefit of an allocated parking space. Perfectly positioned, the property is just a short stroll from Bethnal Green Tube Station (Central Line), making it ideal for city commuters.

Sunlight Square 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.

The property offers bright and spacious accommodation throughout, featuring a Juliet balcony to the lounge which is open plan with the kitchen, two double bedrooms and a good sized bathroom.

Sunlight Square is offered to the market on a CHAIN FREE basis and really is one to not be missed.

An early internal inspection is highly recommended in order to avoid disappointment.



## Reception/Kitchen

17'8" x 17'0" (5.4 x 5.2)



## Bedroom One

10'9" x 9'10" (3.3 x 3.0)



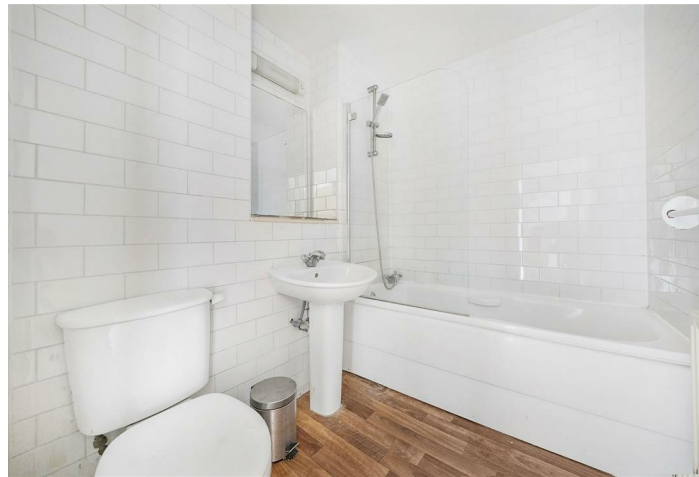
## Bedroom Two

9'10" x 8'10" (3.0 x 2.7)



## Bathroom

6'10" x 5'6" (2.1 x 1.7)



### Material Information

Tenure: Leasehold

Length Of Lease: Approx 98 Years remaining

Annual Service Charge £3,144.42 Per Year

Annual Ground Rent: £375.00 Per Year

Council Tax Band: C

### 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.





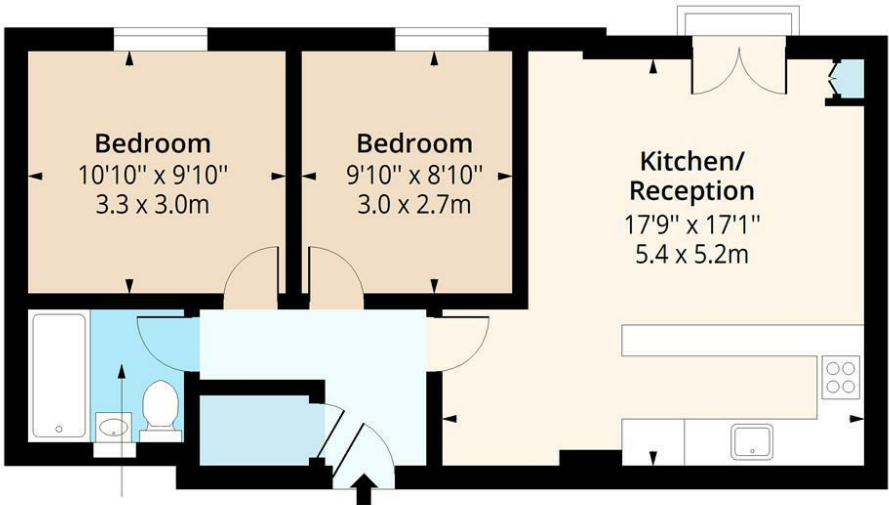






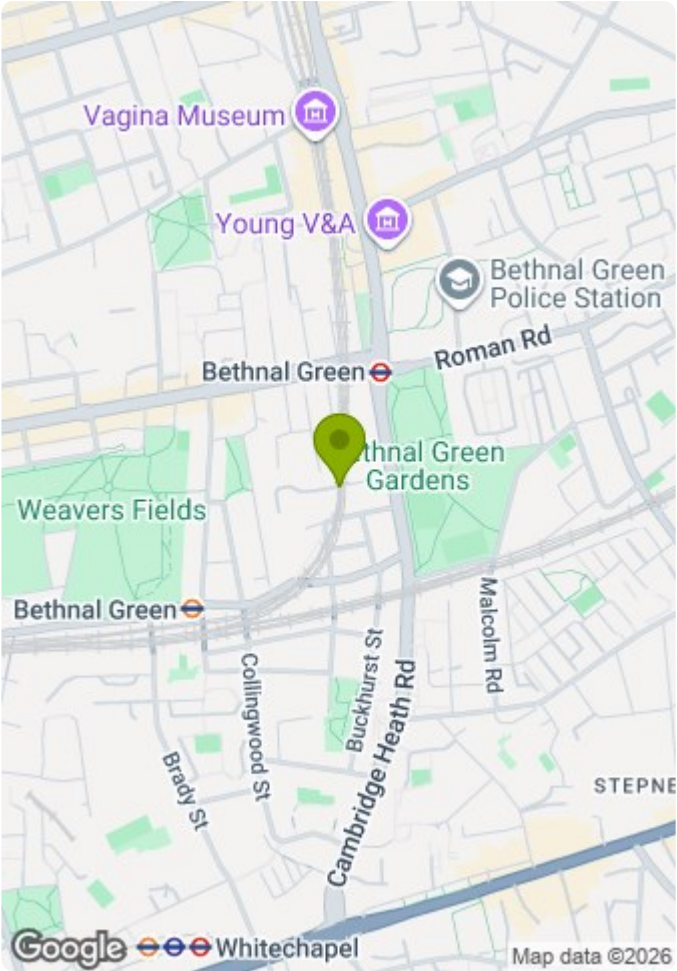
# Sunlight Square, E2

Approx. Gross Internal Area 599 Sq Ft - 55.65 Sq M



6'11" x 5'7"  
2.1 x 1.7m

**Second Floor**  
Floor Area 599 Sq Ft - 55.65 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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