



## Mansford Street, London, , E2 7AJ

### £425,000

Guide Price £425,000 - £450,000 Elms Estates are delighted to be able to offer to the market For Sale this Three Bedroom Split-Level Maisonette arranged over the second & Third floor.

The Property is located within Walking Distance of Bethnal Green Tube Station this property 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 offers spacious living accommodation with a good size Reception room, Separate kitchen/dining area and a w/c all arranged on the ground floor. The first floor comprises of three bedrooms and a shower room.

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





Reception

15'5" x 10'5" (4.7 x 3.2)

Kitchen/Dining Room

16'4" x 9'10" (5.0 x 3.0)

Ground Floor W/C

Bedroom One

12'1" x 9'10" (3.7 x 3.0)

Bedroom Two

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

Bedroom Three

8'10" x 6'6" (2.7 x 2.0)

Shower Room

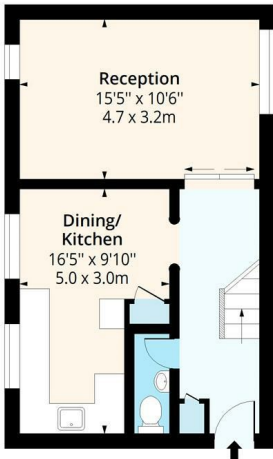
Material Information

Tenure: Leasehold  
Length Of Lease: Approx 83 Years remaining  
Annual Service Charge £2,452.00 Per Year  
Annual Ground Rent: £10.00 Per Year  
Council Tax Band: C



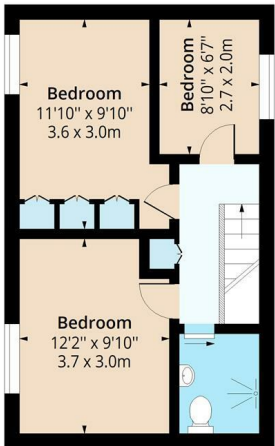
Mansford Street, E2

Approx. Gross Internal Area 858 Sq Ft - 79.71 Sq M



Second Floor

Floor Area 429 Sq Ft - 39.85 Sq M



Third Floor

Floor Area 429 Sq Ft - 39.85 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: 19/2/2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	