



Morris House, LONDON, E2 0HP

£425,000

GUIDE PRICE £425,000 - £450,000 Elms Estates are delighted to be able to offer to the market for sale this Two Double Bedroom first floor apartment in the heart of Bethnal Green.

Morris House is superbly located just off Roman Road within a short walk of Bethnal Green tube (Central line, zone 2). The property is nestled in an attractive residential area with great independent pubs, shops and restaurants. Within a short walk are the glorious open spaces of Victoria Park along with the beautiful Regents Canal. In the area is also Broadway Market, Brick Lane and Columbia Road Flower Market.

Internally the property is bright and spacious throughout with a large reception room, Separate kitchen, two double bedrooms and a family bathroom. There is also a well-maintained communal garden.

Morris House is offered to the market on a CHAIN FREE basis. An early internal inspection is highly recommended in order to avoid disappointment.



Reception Room
15'5" x 11'1" (4.7 x 3.4)

Kitchen
9'6" x 8'10" (2.9 x 2.7)

Bedroom One
13'5" x 11'1" (4.1 x 3.4)

Bedroom Two
12'9" x 8'6" (3.9 x 2.6)

Bathroom

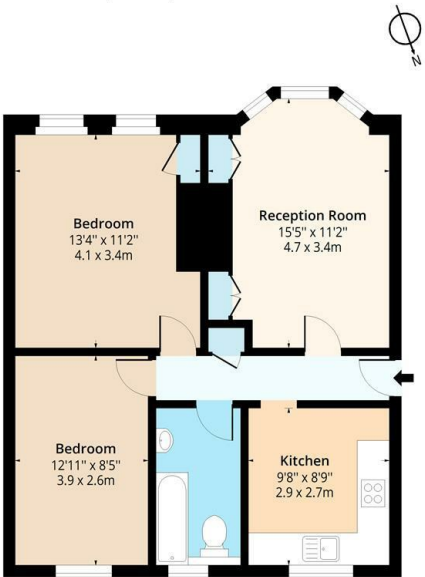
Material Information

Tenure: Leasehold
Length Of Lease: Approx 88 Years remaining
Annual Ground Rent: £10.00 Per year
Annual Service Charge: £2,244.00
Council Tax Band: C



Morris House, Roman Road, London, E2

Approx. Gross Internal Area 644 Sq Ft - 59.83 Sq M



First Floor
Floor Area 644 Sq Ft - 59.83 Sq M

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.
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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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	