



## 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

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		
(81-81)	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			
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England & Wales

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