



Trelawney Estate, Paragon Road, London, , E9 6PQ

£250,000

GUIDE PRICE £250,000 - £275,000 Elms Estates are delighted to be able to offer to the market for sale this Spacious One Bedroom Apartment Situated on the sixth floor.

Trelawney Estate is situated in a sought-after location just moments away from Mare Street with ample local amenities all within walking distance. The property is conveniently located with excellent transport links with Hackney Central being just a short walk away.

Internally the property is bright and spacious throughout with a large reception room which benefits from a Juliet balcony, Separate kitchen with space to dine, Double bedroom with built in storage and a contemporary bathroom.

The property is offered to the market on a CHAIN FREE basis.

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



Reception Room
14'9" x 11'5" (4.5 x 3.5)

Kitchen
11'5" x 8'6" (3.5 x 2.6)

Bedroom
13'5" x 11'5" (4.1 x 3.5)

Bathroom

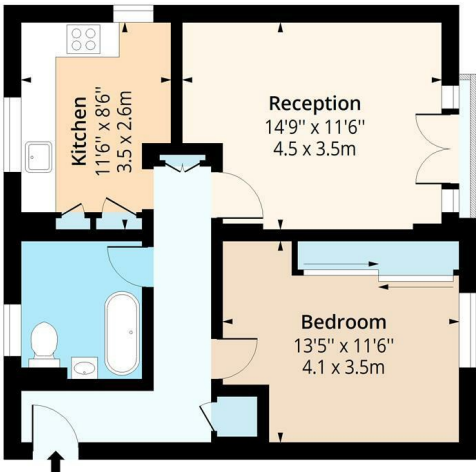
Material Information

Tenure: Leasehold
Length Of Lease: Approx 114 Years remaining
Annual Ground Rent: £10.00 Per year
Annual Service Charge: Approx £2,021.52 Per Year
Council Tax Band: B



Trelawney Estate, PE9

Approx. Gross Internal Area 585 Sq Ft - 54.35 Sq M



Sixth Floor

Floor Area 585 Sq Ft - 54.35 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.

lpaplus.com

Date: 16/7/2025

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