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ESTATES



Warley Street, London, , E2 0QD

£400,000

Guide Price £400,000 - £425,00 Elms Estates are Hugely Excited to be able to offer for Sale this Two Double Bedroom Apartment on the first floor with a balcony over looking Meath Gardens.

Mary Mac Arthur House is within easy reach of Bethnal Green (central line) tube station with multiple bus routes in to the City, West End and beyond and additionally the glorious Victoria Park is within a short walk and offers beautiful open spaces and miles of scenic walks. The relaxed, cool feel of Victoria Park farmers market will make for wonderful lazy Sunday morning strolls and with Regents Canal also on your doorstep you will find endless new places to explore. 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 it presented well throughout with a spacious open plan lounge/kitchen with doors out to the balcony, Two double bedrooms and a modern bathroom with separate w/c. The property has plenty of storage space throughout and 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
25'1" x 13'10" (7.65 x 4.24)

Kitchen

Bedroom One
14'9" x 8'9" (4.50 x 2.67)

Bedroom Two
13'3" x 10'2" (4.06 x 3.10)

Bathroom

W/c

Balcony

Material Information
Tenure: Leasehold
Length Of Lease: Approx 176 Years
Annual Ground Rent: £10.00 Per year
Annual Service Charge: £2,347.54 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



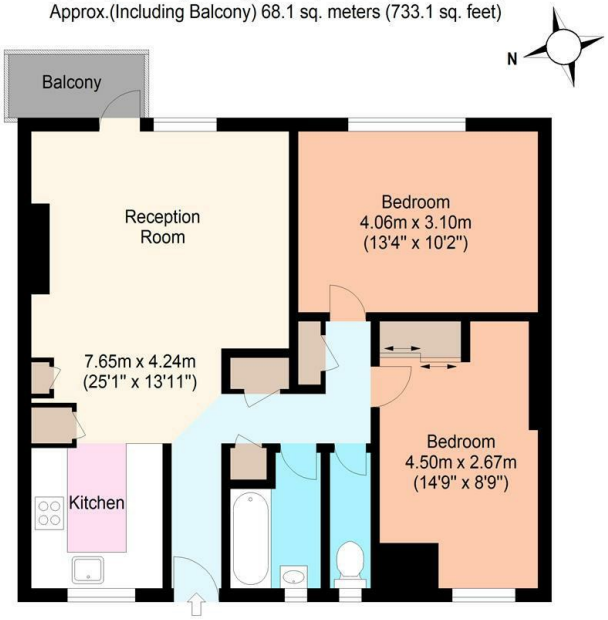








First Floor
Approx.(Excluding Balcony) 65.7 sq. meters (707.2 sq. feet)
Approx.(Including Balcony) 68.1 sq. meters (733.1 sq. feet)



Total area: approx. 65.7 sq. meters (707.2 sq. feet)
For illustration purposes only - not to scale
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