



Approach Road, London, , E2 9NB £350,000

Elms Estates are delighted to be able to offer to the market for sale this amazing Two double bedroom apartment situated just moments from Victoria Park.

Thomas Hollywood House is situated just off of Old Ford Road 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 is bright and spacious throughout with a large reception room with a Juliet balcony, Separate Kitchen, Two double bedrooms and Shower Room. The property is offered to the market on a CHAIN FREE basis.

Internal viewing of this property is a must and early viewing is highly recommended in order to avoid disappointment.



Reception Room

16'4" x 10'5" (5.0 x 3.2)

Kitchen

14'1" x 7'2" (4.3 x 2.2)

Bedroom One

12'5" x 10'5" (3.8 x 3.2)

Bedroom Two

12'5" x 9'6" (3.8 x 2.9)

Shower Room

Material Information

Tenure: Leasehold

Length Of Lease: Approx 90 Years remaining

Annual Ground Rent: £10.00 Per year

Annual Service Charge: £3,419.38 Per Year (Includes heating and hot water)

Council Tax Band: C



Thomas Hollywood House, E2

Approx. Gross Internal Area 704 Sq Ft - 65.40 Sq M



Eleventh Floor

Floor Area 704 Sq Ft - 65.40 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: 28/3/2023

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	
71	48		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC