



Globe Road, London, , E1 4AL

£300,000

Elms Estates are delighted to be able to offer to the market For Sale this TWO bedroom apartment split over two levels with amazing views over London.

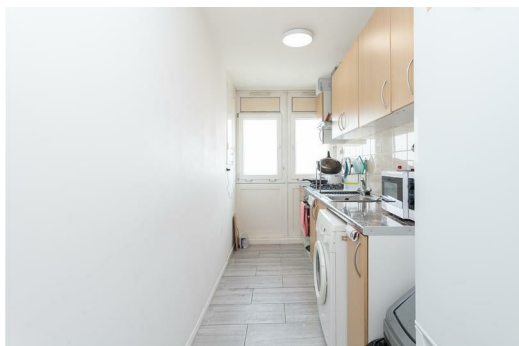
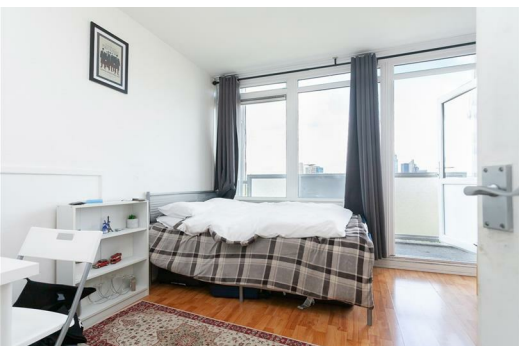
Withy House is situated on Globe Road and offers excellent access to both Bethnal Green Tube Station (Central Line) and Stepney Green Station (District line and Hammersmith & City) which gives you great access into the city. There are also multiple bus routes into the City, West End and beyond.

Additionally the Glorious Victoria Park is within easy reach 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. 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 light and spacious throughout with a good size reception room which gives you access to the balcony and a separate kitchen. On the first floor you have two double bedrooms, bathroom and a separate w/c.

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

11'5" x 11'1" (3.5 x 3.4)

Balcony

Kitchen

19'4" x 5'2" (5.9 x 1.6)

Bedroom One

11'1" x 9'10" (3.4 x 3.0)

Bedroom Two

11'1" x 9'10" (3.4 x 3.0)

Shower Room

W/C

Material Information

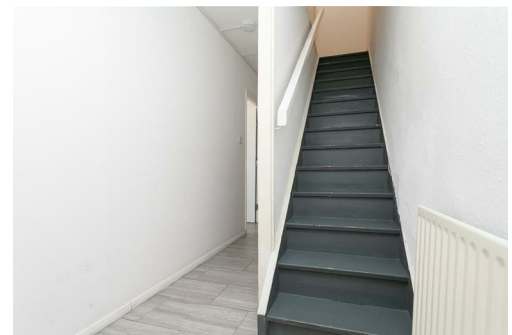
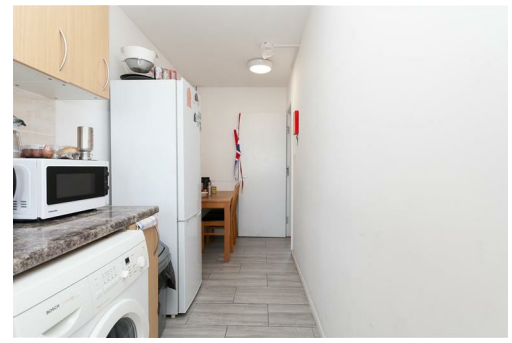
Tenure: Leasehold

Length Of Lease: Approx 90 Years remaining

Annual Ground Rent: £10.00 Per year

Annual Service Charge: £2,141.20 Per Year

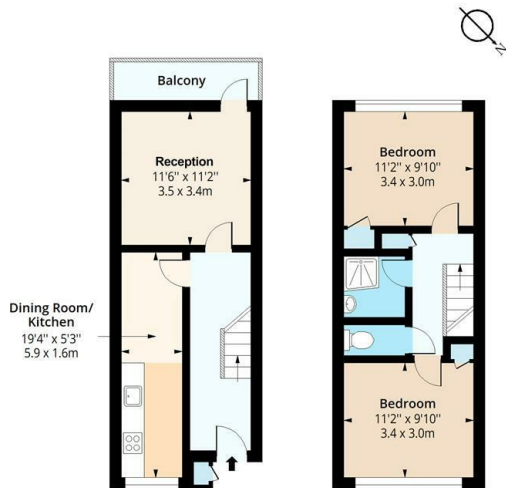
Council Tax Band: C



Withy House, Globe Road, E1

Approx. Gross Internal Area 689 Sq Ft - 64.01 Sq M

Approx. Gross Balcony Area 41 Sq Ft - 3.81 Sq M



Ninth Floor
Floor Area 338 Sq Ft - 31.40 Sq M

Tenth Floor
Floor Area 351 Sq Ft - 32.61 Sq M



Measured according to RICS IPMS3. 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. Date: 22/6/2023

lpaplus.com

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus+) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus+) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	