



## Bacton Street, London, , E2 0PH £300,000

GUIDE PRICE £300,000 - £325,000 Elms Estates are absolutely delighted to be able to bring to the market For Sale this Two Bedroom Apartment with its very own balcony.

Sleigh House is situated in an ideal location and offers excellent access to both Bethnal Green Tube Station (Central Line), Stepney Green Station (District Line) and Cambridge Heath Overground Station which is only two stops into Liverpool Street. There are also multiple bus routes into the City, West End and beyond. Walking to Liverpool Street is only 35mins.

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 while the vibrant Broadway Market is also a short walk away and offers an array of shops and dining experiences. 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 the property Benefiting from two good size bedrooms, Spacious lounge with access to the balcony, separate kitchen and shower room with separate W/c.

The property is offered to the market on a CHAIN FREE BASIS



### Reception Room

14'1" x 11'5" (4.3 x 3.5)

### Kitchen

10'2" x 7'6" (3.1 x 2.3)

### Bedroom One

12'5" x 12'1" (3.8 x 3.7)

### Bedroom Two

13'1" x 8'10" (4.0 x 2.7)

### Shower Room

### W/C

### Balcony

### Material Information

Tenure: Leasehold

Length Of Lease: Approx 92 Years remaining

Annual Ground Rent: £10.00 Per year

Annual Service Charge: Approx £2,600.00

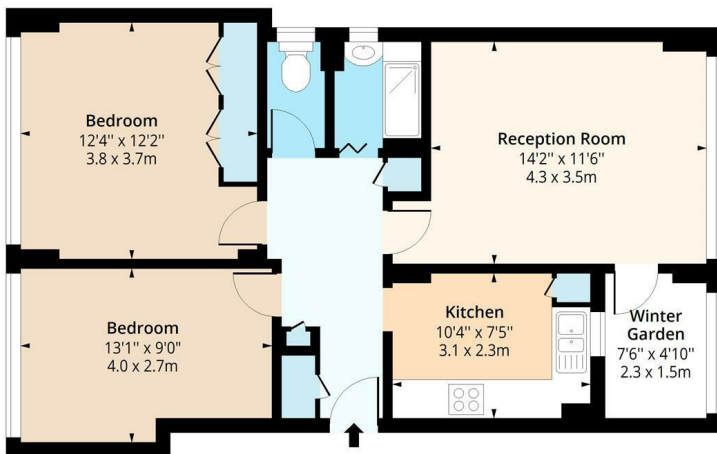
Council Tax Band: C



## Sleigh House, E2

Approx. Gross Internal Area 665 Sq Ft - 61.78 Sq M

Approx. Gross Winter Garden Area 38 Sq Ft - 3.53 Sq M



### Fifth Floor

Floor Area 665 Sq Ft - 61.78 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: 4/10/2023

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
79	81		

Energy Efficiency Rating: 79 (Current), 81 (Potential). Environmental Impact (CO<sub>2</sub>) Rating: (Current and Potential ratings are not visible in the image).

England & Wales EU Directive 2002/91/EC