



Sunlight Square, London, , E2 6LD

£395,000

Elms Estates are Hugely Excited to be able offer For Sale this Amazing One Double Bedroom Apartment offering 603 Sq Ft situated on the first Floor of this desirable building located within a short walk of Bethnal Green (Central Line) Tube Station.

The property is situated just off Cambridge Heath Road within a gated development with numerous Green Spaces such as Weaver's Fields, Bethnal Green Gardens, Museum Gardens, St Bartholomew Gardens which are all within easy reach. Its central location provides Excellent Transport Links such as Bethnal Green Underground & Overground Stations close by as well as the newly commissioned Elizabeth Line in Whitechapel providing easy access to all ends of London. It is a short walk to the famous Brick Lane & Shoreditch High Street and close to many superb Local Amenities and an abundance of Shops, Restaurants and Cafes.

Sunlight Square offers Bright and Spacious Accommodation with a large reception/dining area, Modern Fitted Kitchen, Great size bedroom and contemporary Bathroom. The property is offer 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/Dining Room

17'4" x 13'9" (5.3 x 4.2)

Kitchen

10'2" x 5'6" (3.1 x 1.7)

Bedroom

17'4" x 8'10" (5.3 x 2.7)

Bathroom

Material Information

Tenure: Leasehold

Length Of Lease: Approx 99 Years remaining

Annual Ground Rent: £150.00 Per year

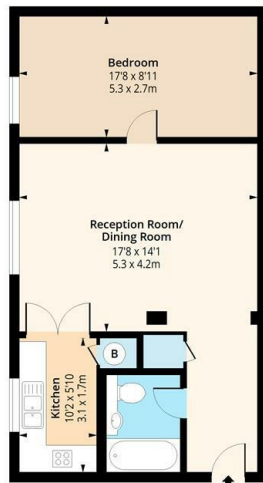
Annual Service Charge: £3,878.24 Per Year

Council Tax Band: D



Sunlight Square, E2

Approx. Gross Internal Area 603 Sq Ft - 56.02 Sq M



First Floor

Floor Area 603 Sq Ft - 56.02 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. Date: 27/9/2023

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