



Sunlight Square, London, , E2 6LD

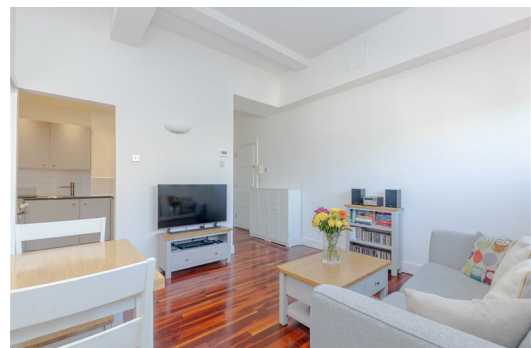
£340,000

Elms Estates are Hugely Excited to be able offer For Sale this Amazing Studio Apartment with a separate sleeping area situated on the second 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 reception/dining area, Modern Fitted Kitchen, Bedroom and contemporary Shower room. This is really one to not be missed.

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our Property Consultants.



Reception/Dining

18'4" x 11'9" (5.6 x 3.6)

Kitchen

7'2" x 7'2" (2.2 x 2.2)

Bedroom

11'9" x 9'10" (3.6 x 3.0)

Shower Room

Material Information

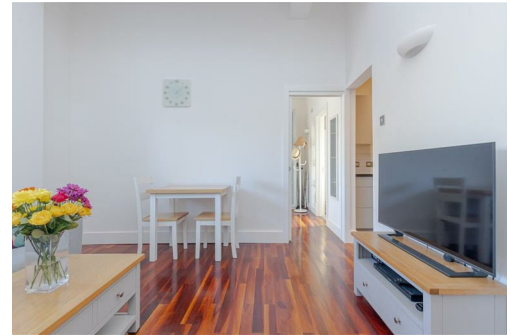
Tenure: Leasehold

Length Of Lease: Approx 99 Years remaining

Annual Ground Rent: £200.00 Per year

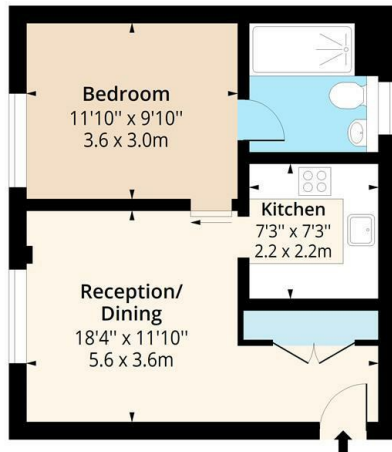
Annual Service Charge: £3,487.66 Per Year

Council Tax Band: C



Sunlight Square, E2

Approx. Gross Internal Area 439 Sq Ft - 40.78 Sq M



Second Floor

Floor Area 439 Sq Ft - 40.78 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: 22/1/2024

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Energy Efficiency Rating			
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
71	78		
Environmental Impact (CO₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	