



Roman Road
London, E2 0SE

£385,000



GUIDE PRICE £385,000 - £400,000 Elms Estates are delighted to bring to the market For Sale this TWO double bedroom flat situated just a short walk to Bethnal Green Station and being offered to the market on a CHAIN FREE basis.

O'Brien House is 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 light and spacious throughout with a large reception room, modern fitted kitchen, Two well proportioned bedrooms with laminate flooring throughout and tiled floor in the bathroom.

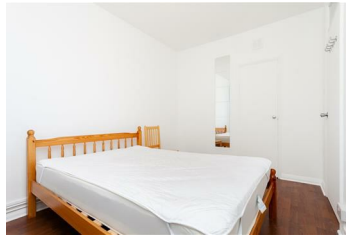
O'Brien House is offered to the market on a CHAIN FREE basis and really is one to not be missed.

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



Lounge

15'5" x 13'1" (4.7 x 4.0)



Kitchen

10'9" x 8'2" (3.3 x 2.5)



Bathroom



Bedroom One

12'5" x 10'2" (3.8 x 3.1)



Bedroom Two

12'9" x 8'6" (3.9 x 2.6)



Material Information

Tenure: Leasehold

Length Of Lease: Approx 88 Years remaining

Annual Ground Rent: £10.00 Per year

Annual Service Charge: £1,720.91 Per Year

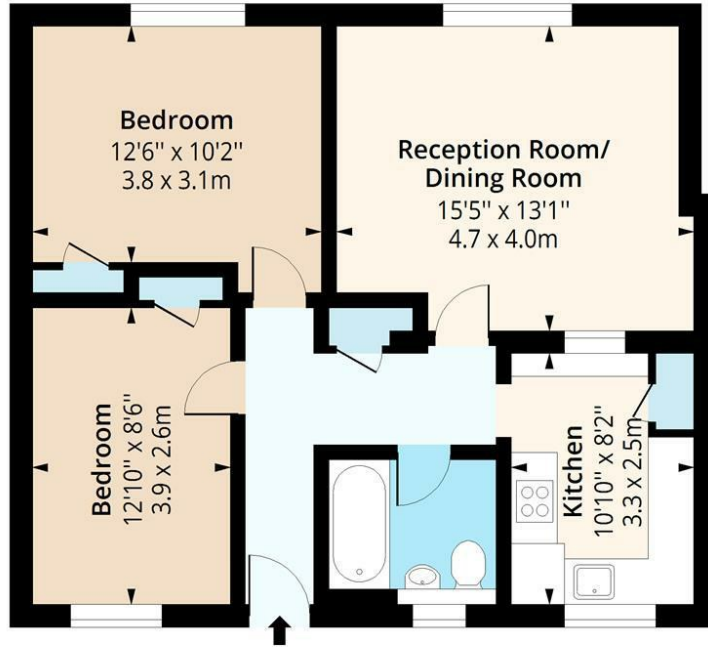
Council Tax Band: C





O'brien House, Roman Road, E2

Approx. Gross Internal Area 706 Sq Ft - 65.59 Sq M

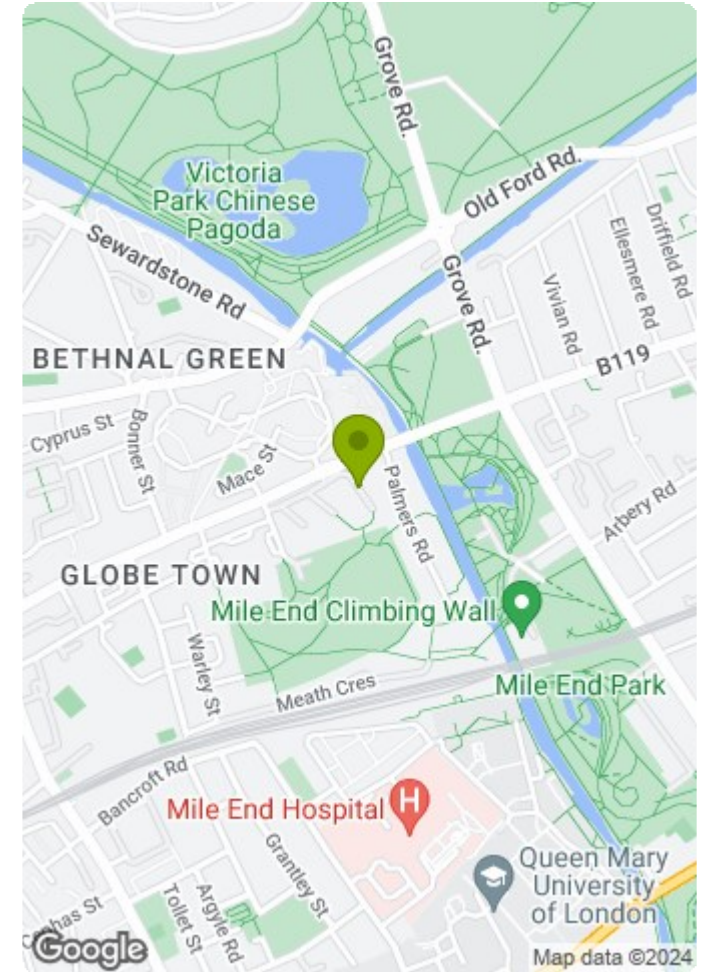


Third Floor

Floor Area 706 Sq Ft - 65.59 Sq M

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.

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Energy Efficiency Rating		Current	Potential
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			
		76	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	