



Digby Street
London, E2 0LR

£425,000



Elms Estates are Hugely Excited to be able to offer for Sale this Two Bedroom Apartment situated within a short walk of either Bethnal Green (Central Line) or Stepney Green (District Line) Tube Stations.

The Forum is superbly located just off Roman Road and within a 5 minute walk of Bethnal Green tube (central line, zone 2). The property is nestled in an attractive residential area with great independent pubs, shops and restaurants. Also within a short walk is the glorious open spaces of Victoria Park along with the beautiful Regents Canal. In the area is also Broadway Market, Brick Lane and Columbia Road Flower Market.

The property is Bright and Spacious throughout with a large reception room, separate Kitchen, Two double bedrooms and bathroom. 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

12'5" x 11'5" (3.80 x 3.50)



Kitchen

10'5" x 5'6" (3.20 x 1.70)



Bathroom



Bedroom One

13'1" x 10'5" (4.00 x 3.20)



Bedroom Two

14'1" x 8'2" (4.30 x 2.50)

Material Information

Tenure: Leasehold

Length Of Lease: Approx 91 Years remaining

Annual Ground Rent £300.00 Per year

Annual Service Charge: £2,554.31 Per year

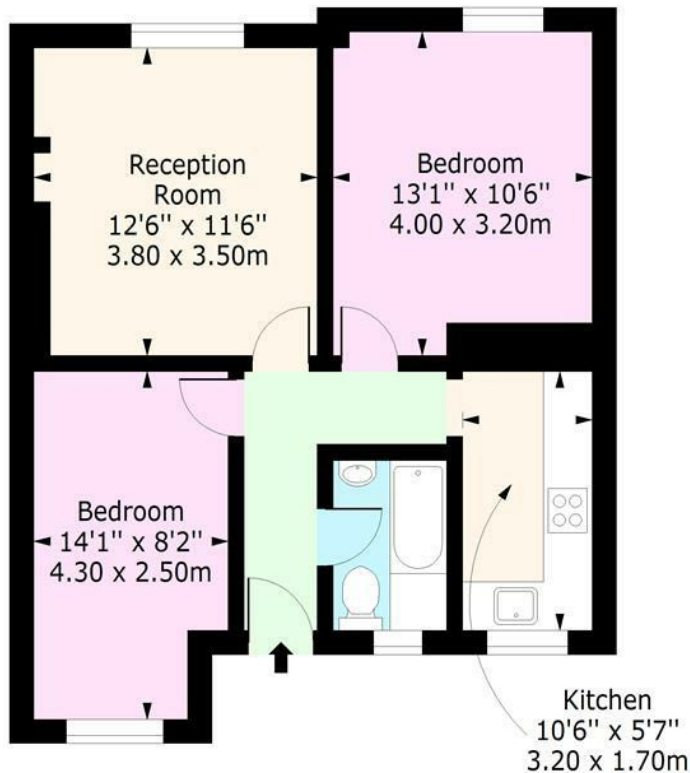
Council Tax Band: C





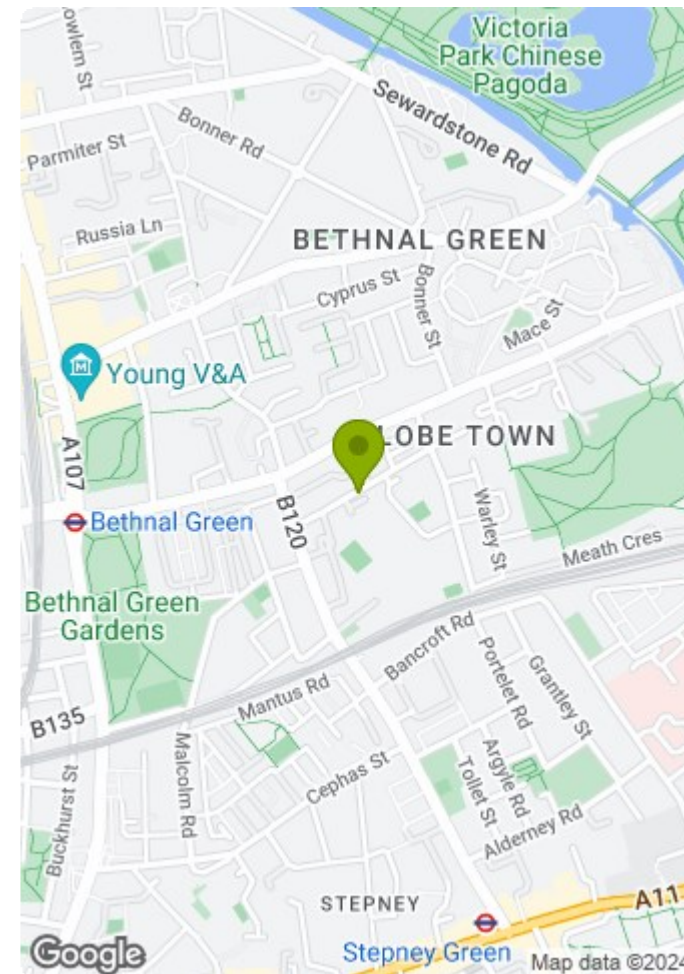
The Forum, Digby Street, E2

Approx. Gross Internal Area 564 Sq Ft - 52.40 Sq M



Fourth Floor Floor Area 564 Sq Ft - 52.40 Sq M

For Illustration Purposes Only - Not To Scale
www.lpaplus.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	