



## Corfield Street, London, , E2 0DU

### £385,000

GUIDE PRICE £385,000 - £400,000 Elms Estates are absolutely delighted to bring to the market For Sale this Amazing One Double Bedroom Apartment located on the first floor Floor of this Beautiful Victorian Building.

The property is situated just off Bethnal Green Road on a delightful street with numerous Green Spaces such as Weaver's Fields, Bethnal Green Gardens, Museum Gardens, St Bartholmew Gardens within easy reach. It has Excellent Transport Links such as Bethnal Green Underground & Overground Stations close by. 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.

Internally the property is bright and spacious throughout with a good size reception room, Modern fitted kitchen which gives access to the balcony, One double bedroom and Contemporary 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

15'5" x 11'5" (4.7 x 3.5)

## Kitchen

11'5" x 10'2" (3.5 x 3.1)

## Bedroom

10'5" x 7'6" (3.2 x 2.3)

## Bathroom

## Balcony

## Material Information

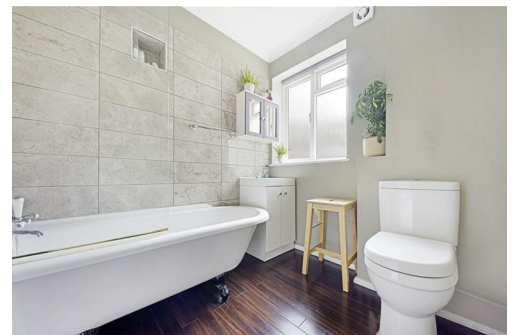
Tenure: Leasehold

Length Of Lease: Approx 90 Years remaining

Annual Ground Rent £10.00 Per year

Annual Service Charge: £1,505.90 Per year

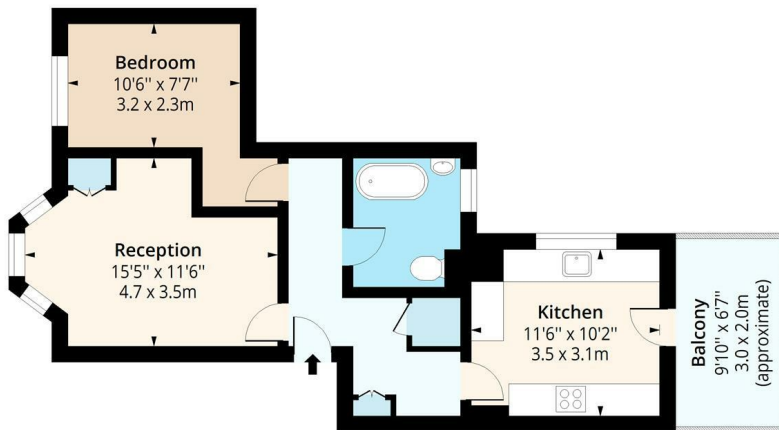
Council Tax Band: C



## Corfield Street, E2

Approx. Gross Internal Area 526 Sq Ft - 48.87 Sq M

Approx. Gross Balcony Area 75 Sq Ft - 6.97 Sq M



## First Floor

Floor Area 526 Sq Ft - 48.87 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: 7/2/2024

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(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 <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC