



## Bethnal Green Road, London, , E2 9QR £325,000

GUIDE PRICE £325,000 - £350,000 Elms Estates are pleased to bring to the market for Sale this spacious Studio Apartment situated on the 7th Floor within the ever popular and well-maintained City View House,

City View House is located directly on Bethnal Green Road and is only a few hundred meters from Bethnal Green (Central Line) Tube Station. Bethnal Green (London Overground) Train Station is within a couple of minutes' walk. Located within the heart of the East End, you will enjoy easy access to all of the restaurants, bars, shops, markets, gyms, parks, galleries and museums this exciting area has on offer.

Internally the property benefits from a spacious modern reception/Kitchen area, contemporary bathroom and 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/Kitchen

22'1" x 15'2" (6.75 x 4.64)

## Bathroom

## Material Information

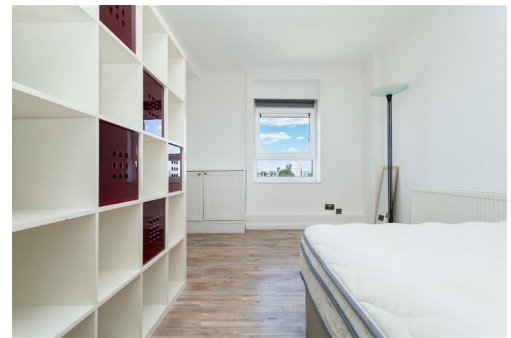
Tenure: Leasehold

Length Of Lease: Approx 87 Years remaining

Annual Ground Rent: £200.00 Per year

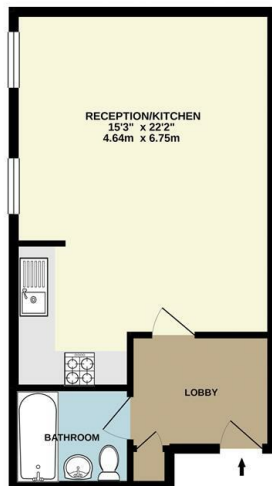
Annual Service Charge: Approx £2,126.35 Per year

Council Tax Band: B



## City View House, E2

Approximate Gross Internal Area 411 sq. ft - 38.1 sq. m.



7th Floor Flat  
Total Floor Area 411 sq. ft. - 38.1 sq. m. Approx.

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Energy Efficiency Rating: Current 64, Potential 78

Environmental Impact (CO<sub>2</sub>) Rating: Current C, Potential C