



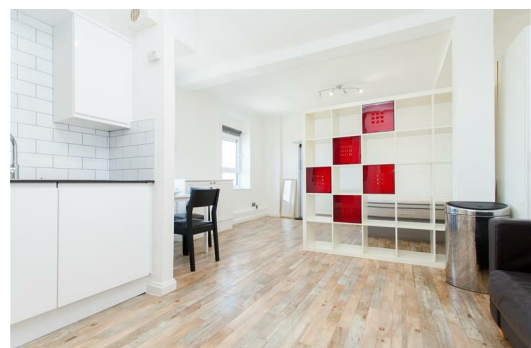
Bethnal Green Road, London, , E2 9QR
£325,000

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

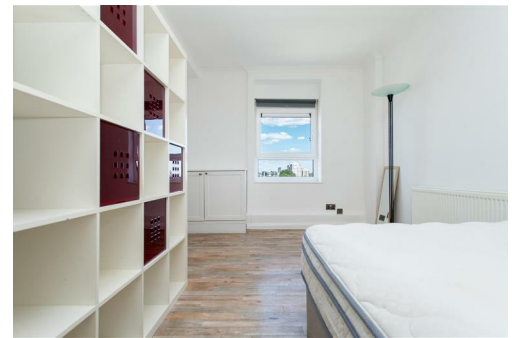
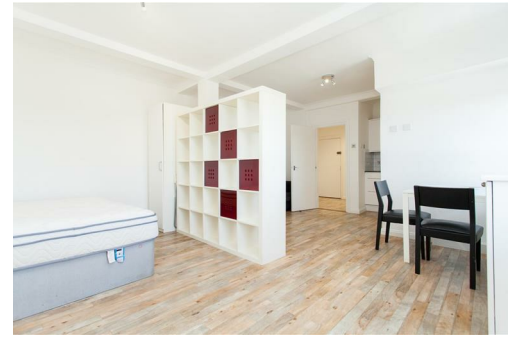
Tenure: Leasehold

Length Of Lease: Approx 87 Years remaining

Annual Ground Rent: £200.00 Per year

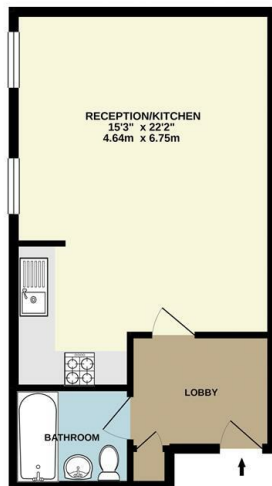
Annual Service Charge: Approx £2,126.35 Per year

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 ₂) Rating | |
|---|-----------|--|-----------|
| Current | Potential | 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 | | | |
| England & Wales | | England & Wales | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | |

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|--|-----------|
| Current | Potential | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus+) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
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