

Derby Court, LONDON, , E2 6HX
£450,000

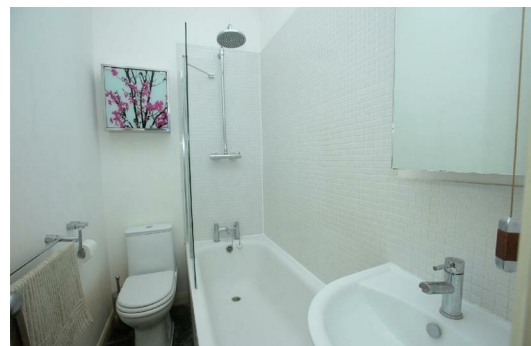
Elms Estates are pleased to offer For Sale this One Bedroom Apartment in Derbyshire Street. The property is located on the first floor and is one of only five flats within the Building. Derbyshire Street is an excellent location off of Bethnal Green Road, being within easy reach of Bethnal Green Tube and Overground Stations. The Green Space of Weavers Fields at the end of the road is a huge bonus also.

The properties good sized reception room has dual aspects and overlooks the hustle and bustle of Bethnal Green Road, whilst having the advantage of double glazing and shutter blinds for tranquility.

The Fitted Kitchen has all of the expected mod-cons and with wooden work-tops offers a modern feel. The bathroom being half tiled in white with white walls and a white three piece bathroom suite and chrome taps and shower fittings, feels fresh and clean also.

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 Room
14'9" x 12'9" (4.50 x 3.90)

Kitchen
9'6" x 5'6" (2.90 x 1.70)

Bedroom
9'6" x 9'2" (2.90 x 2.80)

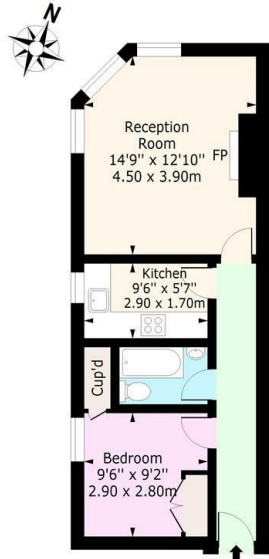
Bathroom

Material Information

Tenure: Leasehold
Length Of Lease: Approx 110 Years remaining
Annual Service Charge: £1,728.00 Per Year
Council Tax Band: B



Derby Court, E2
Gross Internal Area 452 Sq Ft - 41.99 Sq M



First Floor
Floor Area 452 Sq Ft - 41.99 Sq M

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

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