



Pemell House, London, Greater London, E1 4JY

£350,000

Guide Price £350,000 - £375,000 Elms Estates are delighted to be able to offer to the market For Sale this TWO Bedroom apartment situated on the second floor.

Pemell House is situated just off of Globe Road and offers excellent access to both Bethnal Green Tube Station (Central Line) and Stepney Green Station (District line and Hammersmith & City) which gives you great access into the city. There are also multiple bus routes into the City, West End and beyond.

Additionally the Glorious Victoria Park is within easy reach and offers Beautiful Open Spaces and Miles of Scenic Walks. The Relaxed, Cool Feel of Victoria Park Farmers Market will make for wonderful lazy Sunday morning strolls. This property really is set within the Heart of the East End with easy access to all of the Restaurants, Bars, Shops, Markets, Gyms, Parks, Galleries and Museums this Exciting Area has on offer.

Internally the property is light and spacious throughout with a good size reception room which gives you access to the balcony, Separate kitchen, Two double bedrooms and bathroom with a separate w/c.

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
14'0" x 12'0" (4.27 x 3.66)

Kitchen
11'1" x 7'4" (3.40 x 2.24)

Bedroom One
12'0" x 10'11" (3.66 x 3.35)

Bedroom Two
11'3" x 10'0" (3.43 x 3.05)

Bathroom

Seperate W/C

Balcony

Material Information

Tenure: Leasehold
Length Of Lease: Approx 89 Years remaining
Annual Ground Rent £10.00 Per year
Annual Service Charge: £1,889.53 Per year
Council Tax Band: C



Total area: approx. (Excluding Balcony) 60.2 sq. meters (647.8 sq. feet)
Total area: approx. (Including Balcony) 64.4 sq. meters (692.8 sq. feet)
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
(81-91) B			
(69-80) C			
(55-68) D		69	
(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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	