



## Old Bethnal Green Road, London, , E2 9RH

### £365,000

Elms Estates are absolutely delighted to be able to offer For Sale this fabulous One Double Bedroom apartment positioned on the second Floor.

Priam House is situated on Old Bethnal Green Road and offers excellent access to both Bethnal Green Tube Station (Central Line) and Cambridge Heath Overground Station which is only two stops into Liverpool Street. There are also multiple bus routes into the City, West End and beyond. Walking to Liverpool Street is only 35mins.

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 while the vibrant Broadway Market is also a short walk away and offers an array of shops and dining experiences. 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 very well presented and feels light and spacious throughout. The property Benefits from One double bedroom, Spacious living space, Separate kitchen and bathroom with 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

13'10" x 11'6" (4.24 x 3.51)

### Kitchen

8'11" x 6'7" (2.72 x 2.03)

### Bedroom

13'10" x 11'5" (4.24 x 3.48)

### Bathroom

### W/C

### Material Information

Tenure: Leasehold

Length Of Lease: Approx 89 Years remaining

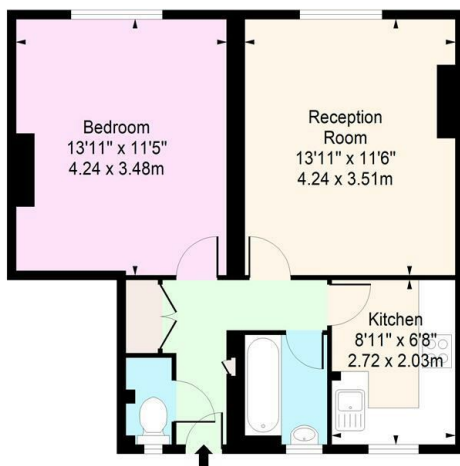
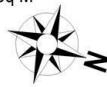
Annual Ground Rent £10.00 Per year

Annual Service Charge: £1,682.09 Per year

Council Tax Band: B



**Priam House,**  
**Old Bethnal Green Road, E2**  
Approx. Gross Internal Area 501 Sq Ft - 46.54 Sq M



**Second Floor**  
Floor Area 501 Sq Ft - 46.54 Sq M

For Illustration Purposes Only - Not To Scale  
[www.londonpropertyassessments.co.uk](http://www.londonpropertyassessments.co.uk)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p>			
<p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>			
72	80	74	85
<p>Not energy efficient - higher running costs</p> <p>England &amp; Wales EU Directive 2002/91/EC</p>		<p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> <p>England &amp; Wales EU Directive 2002/91/EC</p>	