



## Waterloo Gardens, London, , E2 9HX £400,000

Elms Estates are absolutely excited to be able to offer to the market For Sale this Two Double Bedroom Apartment with its own balcony.

Colville House is situated on Waterloo Gardens and offers excellent access to the Glorious Victoria Park and the Regents Canal that both offer 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 a short walk along the canal 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.

Transport wise, you are within easy reach of multiple bus routes into the City, West End and beyond and both Bethnal Green (Central Line) Tube and Cambridge Heath (London Overground) Stations are within walking distance.

Internally the property is spacious throughout with a large reception room that gives access to the balcony, separate kitchen, two double bedrooms, study and family bathroom.

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" (4.5 x 3.9)

## Kitchen

9'10" x 9'2" (3.0 x 2.8)

## Bedroom One

12'9" x 9'6" (3.9 x 2.9)

## Bedroom Two

12'1" x 6'6" (3.7 x 2.0)

## Study

8'10" x 5'6" (2.7 x 1.7)

## Bathroom

## Balcony

## Material Information

Tenure: Leasehold

Length Of Lease: Approx 90 Years remaining

Annual Ground Rent £10.00 Per year

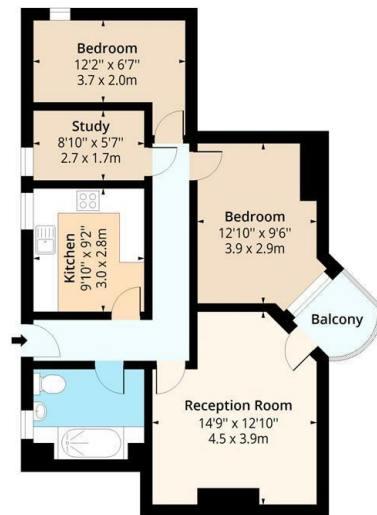
Annual Service Charge: £2,370.00 Per year

Council Tax Band: C



## Colville House, E2

Approx. Gross Internal Area 728 Sq Ft - 67.63 Sq M



**Second Floor**  
Floor Area 728 Sq Ft - 67.63 Sq M

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	