



Roman Road, London, , E2 0HJ
£500,000

GUIDE PRICE £500,000 - £525,000 Elms Estates are delighted to be able to offer to the market for sale this Amazing Three Double Bedroom First Floor Apartment over looking Bethnal Green Gardens.

Swinburne House is superbly located just off Roman Road within a short walk of Bethnal Green tube (Central line, zone 2). The property is nestled in an attractive residential area with great independent pubs, shops and restaurants. Within a short walk are the glorious open spaces of Victoria Park along with the beautiful Regents Canal. In the area is also Broadway Market, Brick Lane and Columbia Road Flower Market.

Internally the property is bright and spacious throughout, benefiting from a large reception room with access to the balcony over looking Bethnal Green Gardens, three good sized double bedrooms and a separate modern fitted kitchen.

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

13'1" x 12'9" (4.0 x 3.9)

Kitchen

8'10" x 7'6" (2.7 x 2.3)

Bedroom One

13'5" x 11'9" (4.1 x 3.6)

Bedroom Two

12'9" x 11'9" (3.9 x 3.6)

Bedroom Three

9'10" x 6'10" (3.0 x 2.1)

Bathroom

Balcony

Material Information

Tenure: Leasehold

Length Of Lease: Approx 89 Years remaining

Annual Ground Rent: £10.00 Per year

Annual Service Charge: Approx £2,538.59

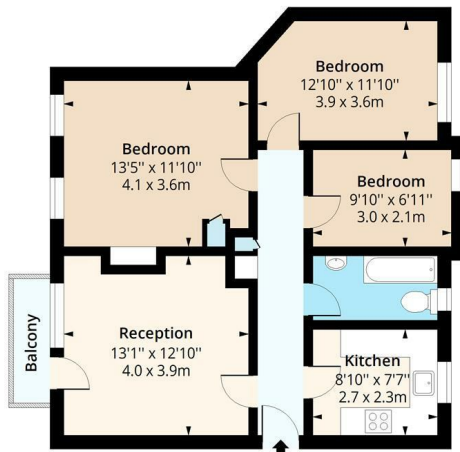
Council Tax Band: C



Swinburne House, E2

Approx. Gross Internal Area 729 Sq Ft - 67.72 Sq M

Approx. Gross Internal Area 23 Sq Ft - 2.14 Sq M



First Floor

Floor Area 729 Sq Ft - 67.72 Sq M



Measured according to RICS IPMS2. 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. 1 sq m = 10.76 sq feet.

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Date: 6/18/2024

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
81	83		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-81) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-81) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	