



## Canrobert Street, London, , E2 0BE £450,000

GUIDE PRICE £450,000 - £475,000 Elms Estates are absolutely delighted to be able to bring to the market For Sale this Three Bedroom Apartment offered to the market Chain free.

Thornaby House is situated on Canrobert Street 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 spacious throughout benefitting from Three good sized bedrooms, Spacious Reception room with access to the balcony, Separate kitchen and bathroom with separate w/c.

Internal viewing of this property is a must and early viewing is highly recommended in order to avoid disappointment.



**Reception Room**  
15'6" x 10'11" (4.73 x 3.34)

**Kitchen**  
11'6" x 7'6" (3.52 x 2.30)

**Bedroom One**  
12'2" x 11'0" (3.72 x 3.37)

**Bedroom Two**  
9'0" x 11'10" (2.75 x 3.62)

**Bedroom Three**  
9'0" x 7'5" (2.75 x 2.27)

**Bathroom**  
9'2" x 4'7" (2.81 x 1.41)

**W/C**  
5'2" x 2'8" (1.60 x 0.83)

**Balcony**

**Material Information**

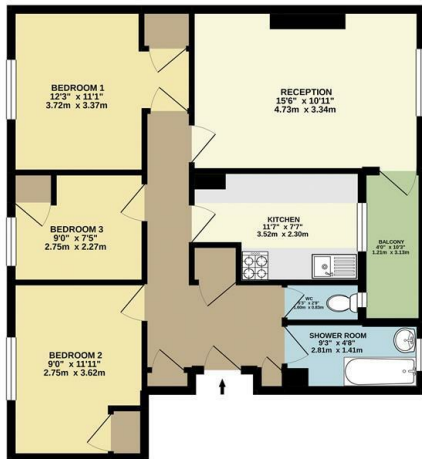
Tenure: Leasehold  
Length Of Lease: Approx 87 Years remaining  
Annual Ground Rent: £10.00 Per year  
Annual Service Charge: Approx £2,319.56 Per year  
Council Tax Band: C



**Thornaby House, E2**



Approximate Gross Internal Area 701 sq. ft - 65.2 sq. m.



2nd Floor Flat  
Total Floor Area 701 sq. ft. - 65.2 sq. m. Approx.

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
74	81	76	86

**Energy Efficiency Rating:** Very energy efficient - lower running costs. Scale: (92 plus) A, (81-81) B, (69-80) C, (55-68) D, (39-54) E, (21-38) F, (1-20) G. Not energy efficient - higher running costs. EU Directive 2002/91/EC.

**Environmental Impact (CO<sub>2</sub>) Rating:** Very environmentally friendly - lower CO<sub>2</sub> emissions. Scale: (92 plus) A, (81-81) B, (69-80) C, (55-68) D, (39-54) E, (21-38) F, (1-20) G. Not environmentally friendly - higher CO<sub>2</sub> emissions. EU Directive 2002/91/EC.