



**Ravenscroft Street, London, , E2 7SH**  
**£585,000**

Elms Estates are delighted to bring to the market For Sale this Three Bedroom split-level Apartment arranged over the 3rd and 4th Floors and fantastically located just off of Hackney Road with good access to Public Transport.

Additionally you are within a stone's throw of the Famous Columbia Road Flower Market and 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 bright and spacious throughout and offers good sized living accommodation with three bedrooms, Good sized separate kitchen and family bathroom with the added bonus of a separate w/c.

Ravenscroft Street is offered to the market on a chain free basis.



### Reception Room

17'0" x 12'9" (5.2 x 3.9)

### Kitchen

10'9" x 8'6" (3.3 x 2.6)

### Bedroom One

14'5" x 9'10" (4.4 x 3.0)

### Bedroom Two

12'1" x 9'10" (3.7 x 3.0)

### Bedroom Three

9'10" x 6'6" (3.0 x 2.0)

### Bathroom

### Separate W/c

### Material Information

Tenure: Leasehold

Length Of Lease: Approx 87 Years remaining

Annual Ground Rent: £10.00 Per year

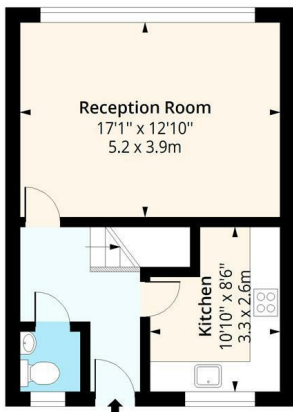
Annual Service Charge: Approx £2,193.03

Council Tax Band: C



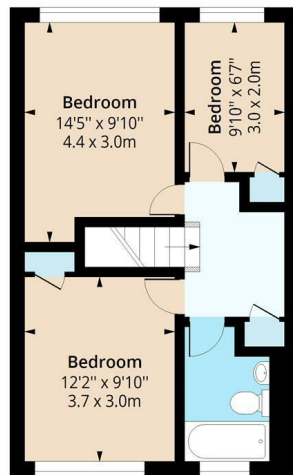
### Ravenscroft Street, E2

Approx. Gross Internal Area 907 Sq Ft - 84.26 Sq M



### Third Floor

Floor Area 414 Sq Ft - 38.46 Sq M



### Fourth Floor

Floor Area 493 Sq Ft - 45.80 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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(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	
66	71		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC