



## Bethnal Green Road, London, , E2 9QY

### £440,000

GUIDE PRICE £440,000 - £460,000 Elms Estates are pleased to offer to the market this Two Double Bedroom Sixth Floor Apartment located within the ever-so-popular and well-maintained City View House, with its impressively designed contemporary Reception Lobby, brilliantly convenient location to local amenities and transport links.

Positioned on Bethnal green Road, City View House is perfect for those travelling or working in and around the City of London with the Underground Station being within a minutes' walk and the Overground Line within a five minutes' walk. Entrance to the building is via a secure entry system and immediately you are greeted to the sleek and fashionable communal lobby, where there is lift access to the sixth floor. Internally, the apartment comprises of two bedrooms, both with built in storage, a spacious reception/kitchen area, Utility and a contemporary shower room. This property also benefits from gas central heating and double-glazed windows.

Location wise, being in the Heart of the East End, almost everything you need is at your doorstep. Local supermarkets are within a short walk, restaurants, cafes, and pubs are in abundance to choose from and in such a dense part of town, greenery is easy to come by with Victoria Park, Weavers Field, Victoria Park Square and Bethnal Green Gardens all nearby, not to mention how close gyms, galleries and museums are and other fantastic opportunities this area has to offer.

For more information or to schedule a viewing, please contact our team of Property Consultants who can arrange a visit for you at your earliest convenience.



**Reception/Kitchen**

20'8" x 14'9" (6.3 x 4.5)

**Bedroom One**

14'5" x 8'2" (4.4 x 2.5)

**Bedroom Two**

10'9" x 7'2" (3.3 x 2.2)

**Shower Room**

**Utility**

**Material Information**

Tenure: Share Of Freehold

Length Of Lease: 995 Years Remaining

Annual Service Charge: £3,898.30

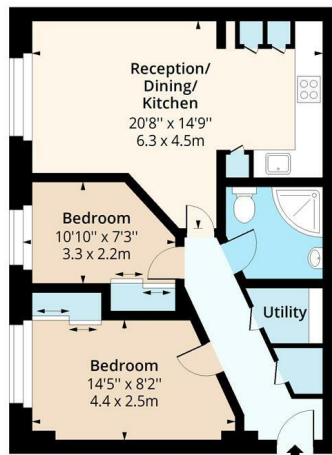
Council Tax Band: D

Parking Space Length Of Lease: 87 Years Remaining



**City View House, E2**

Approx. Gross Internal Area 633 Sq Ft - 58.81 Sq M



**Sixth Floor**

Floor Area 633 Sq Ft - 58.81 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: 7/4/2024

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
80	83		
<p>Very energy efficient - lower running costs</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> <p>Not energy efficient - higher 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> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	