



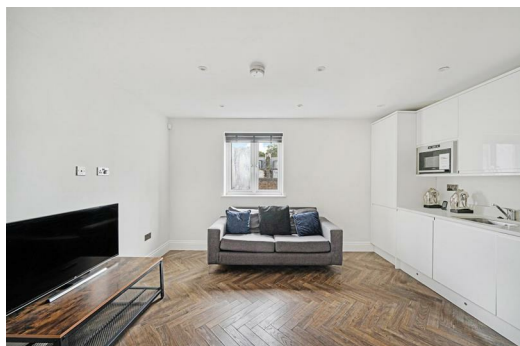
## Hollybush Place, London, , E2 9QX £450,000

GUIDE PRICE £450,000 - £475,000 Elms Estates are absolutely delighted to bring to the market For Sale this Two-bedroom apartment which is offered to the market CHAIN FREE.

Hollybush Place is located in the heart of Bethnal Green within walking distance to Bethnal Green Overground & Overground station but also with multiple bus routes in to the City, West End and beyond and additionally the Glorious Victoria Park is within a short walk 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. 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 with an open plan living/kitchen area with herringbone flooring throughout. The property boasts two double bedrooms and a three-piece bathroom suite.

Hollybush Place is offered to the market on a Chain Free basis and really does offer a unique and rare property purchase. An early internal inspection is highly recommended in order to avoid disappointment.



## Reception/Kitchen

14'1" x 13'9" (4.3 x 4.2)

## Bedroom One

16'4" x 9'6" (5.0 x 2.9)

## Bedroom Two

9'6" x 9'2" (2.90 x 2.80)

## Bathroom

## Material Information

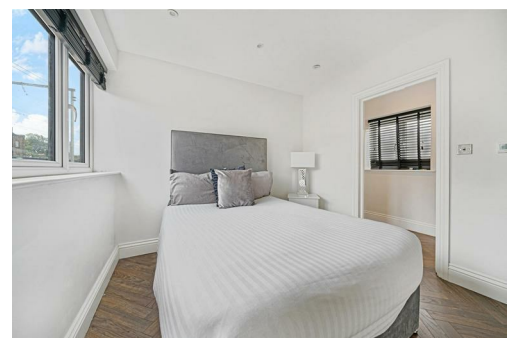
Tenure: Leasehold

Length Of Lease: Approx. 996 years remaining

Annual Service Charge: £957.00 Per Year

Annual Ground Rent: £250.00 Per Year

Council Tax Band: B



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		
79	79				
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	