



Patriot Square, London, , E2 9NX £575,000

Elms Estates have the pleasure of bringing to the market For Sale this Spacious Three Bedroom maisonette situated in Patriot Square.

Ebenezer Mussel House is Located just moments from Cambridge Heath Overground Station which is only two stops into Liverpool Street and offers excellent access to Bethnal Green Tube Station (Central Line) and with multiple bus routes into the City, West End and beyond. 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.

Internally the property offers bright and spacious accommodation throughout with a large Reception which give you access to the balcony, Separate modern kitchen with space to dine which is all arranged over the ground floor. Moving to the first floor there are three good size bedrooms with the main bedroom benefitting from its own balcony and a bathroom with separate w/c. The property also benefits from communal heating and double glazing throughout.

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our property consultants.



Reception

15'5" x 14'1" (4.7 x 4.3)

Balcony

Kitchen

11'5" x 9'6" (3.5 x 2.9)

Bedroom One

13'5" x 8'10" (4.1 x 2.7)

Balcony

Bedroom Two

10'2" x 8'6" (3.1 x 2.6)

Bedroom Three

11'1" x 6'6" (3.4 x 2.0)

Bathroom

Separate W/c

Material Information

Tenure: Leasehold

Length Of Lease: Approx 85 Years remaining

Annual Ground Rent: £10.00 Per year

Annual Service Charge: £3,185.83 Per Year

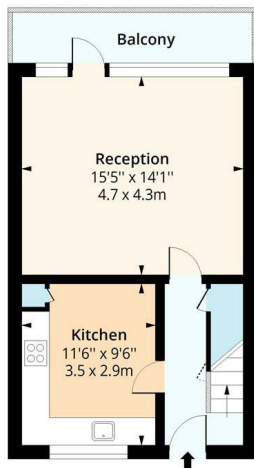
Council Tax Band: C



Ebemezer Messel House, E2

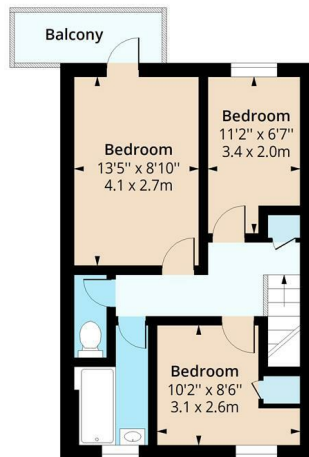
Approx. Gross Internal Area 844 Sq Ft - 78.40 Sq M

Approx. Gross Balcony Area 99 Sq Ft - 9.20 Sq M



Second Floor

Floor Area 422 Sq Ft - 39.20 Sq M



Third Floor

Floor Area 422 Sq Ft - 39.20 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: 10/9/2024

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
73	80		

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

Environmental Impact (CO₂) Rating: Very environmentally friendly - lower CO₂ emissions. Scale: A (92 plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20). Not environmentally friendly - higher CO₂ emissions. EU Directive 2002/91/EC. England & Wales.