



## Peary Place, London, , E2 0QW

### £575,000

GUIDE PRICE £575,000 - £625,000 Elms Estates are absolutely delighted to be able to bring to the market For Sale this Two Bedroom Apartment situated within the cobbled mews of Peary Place.

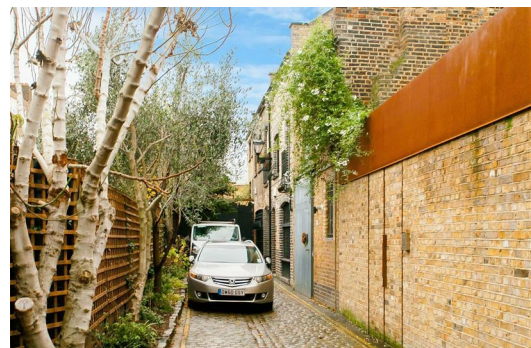
Peary Place is situated in an ideal location and offers excellent access to both Bethnal Green Tube Station (Central Line), Stepney Green Station (District Line) and Cambridge Heath Overground Station which is only two stops into Liverpool Street. There are also multiple bus routes into the City, West 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 bright and spacious throughout being arranged over two levels with the main level having a spacious open plan reception/kitchen area, Bedroom two and access to the terrace. On the first floor there is the main bedroom and a family bathroom.

Peary Place really does offer a unique and rare property purchase. An early internal inspection is highly recommended in order to avoid disappointment.

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



**Lounge/Kitchen**  
20'4" x 20'0" (6.20 x 6.10)

**Bedroom One**  
13'1" x 11'9" (4.00 x 3.60)

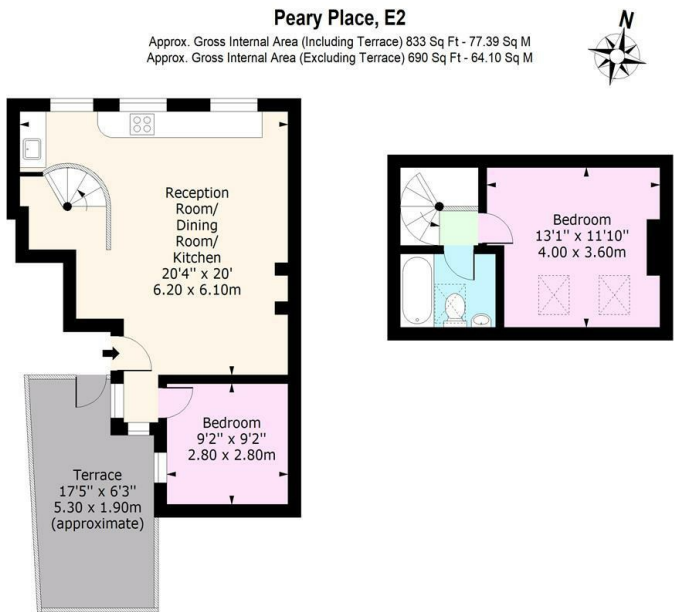
**Bedroom Two**  
9'2" x 9'2" (2.80 x 2.80)

**Bathroom**

**Terrace**

**Material Information**

Tenure: Leasehold  
Length Of Lease: Approx 125 Years remaining  
Annual Service Charge: £500.00 Per year  
Council Tax Band: C



For Illustration Purposes Only - Not To Scale  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		