



Roman Road, London, , E2 0PL

£375,000

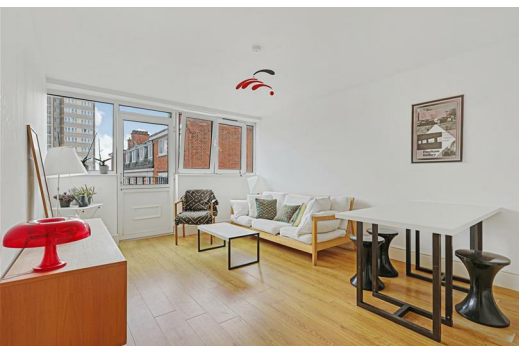
Elms Estates are absolutely delighted to be able to bring to the market For Sale this amazing Two Bedroom apartment with its very own balcony, which is offered to the market CHAIN FREE.

Thorne House 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.

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.

Internally the property is spacious through out with a good size reception which gives you access to the balcony, Separate kitchen with space to dine, Two double bedrooms and a large family shower room.

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



Reception

14'9" x 11'1" (4.5 x 3.4)

Balcony

Kitchen

11'9" x 7'10" (3.6 x 2.4)

Bedroom One

15'5" x 9'10" (4.7 x 3.0)

Bedroom Two

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

Shower Room

Material Information

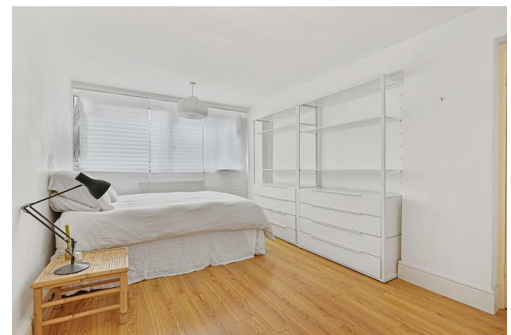
Tenure: Leasehold

Length Of Lease: Approx 89 Years remaining

Annual Service Charge £2,216.71 Per Year

Annual Ground Rent: £10.00 Per Year

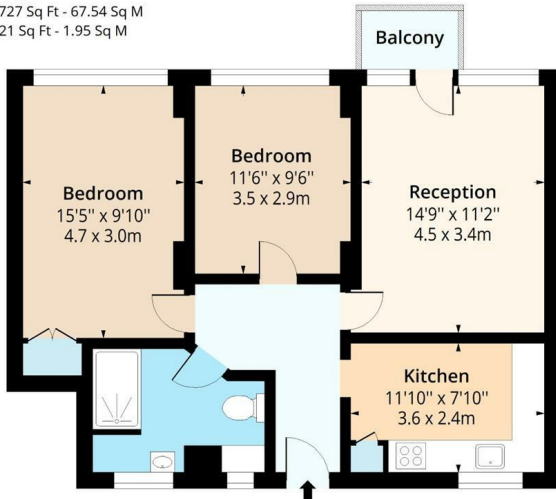
Council Tax Band: C



Roman Road, E2

Approx. Gross Internal Area 727 Sq Ft - 67.54 Sq M

Approx. Gross Balcony Area 21 Sq Ft - 1.95 Sq M



Third Floor

Floor Area 727 Sq Ft - 67.54 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: 11/9/2024

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
64	80		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC