



Northiam Street, London, , E9 7HQ

£500,000

GUIDE PRICE £500,000 - £525,000 Elms Estates are absolutely delighted to be able to offer to the market For Sale this Amazing Two bedroom Apartment with views over Regents Canal.

Northiam Street is within walking distance to Cambridge Heath Station and within a short walk of Victoria Park Village, The Olympic Park and London Fields. Offering excellent access to the Glorious Victoria Park and the Regents Canal that both offer 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 a short walk along the canal and offers an array of shops and dining experiences.

Internally the property is bright and spacious throughout with a large reception room with views overlooking regents canal, separate kitchen which also benefits from views of the canal, two double bedrooms and modern shower room.

Northiam Street 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.



Reception Room

14'1" x 12'5" (4.3 x 3.8)

Kitchen

10'5" x 6'6" (3.2 x 2.0)

Bedroom One

16'8" x 8'2" (5.1 x 2.5)

Bedroom Two

10'5" x 8'10" (3.2 x 2.7)

Shower Room

Material Information

Tenure: Leasehold

Length Of Lease: Approx 93 Years remaining

Annual Ground Rent: £100.00 Per year

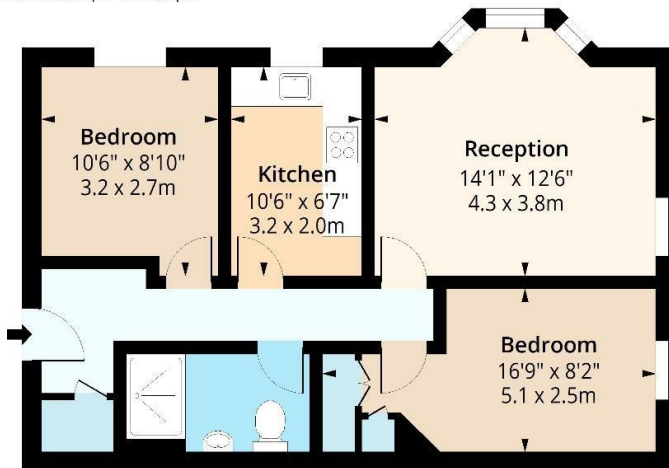
Annual Service Charge: £2,618.16 Per Year

Council Tax Band: C



Northiam Street, E9

Approx. Gross Internal Area 608 Sq Ft - 56.48 Sq M



First Floor

Floor Area 608 Sq Ft - 56.48 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: 15/8/2024

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
76	83		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	