



Roman Road, London, , E2 0SL

£700,000

GUIDE PRICE £700,000 - £750,000 Elms Estates are Hugely Excited to be able to offer for Sale this Spacious Three Bedroom Mid Terraced House.

Roman Road is within easy reach of both Bethnal Green (Central Line) and Mile End (District and H&C Lines) tube stations with multiple bus routes into the City, West End and beyond. The glorious Victoria Park is within a short walk along the canal 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 and with Regents Canal also on your doorstep you will find endless new places to explore. 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 to offer.

Internally the property is spacious throughout with a large reception room, Dining room, separate kitchen and w/c all arranged on the ground floor. On the first floor there is three good size bedrooms, family bathroom and ample storage. The property also benefits from a front and rear garden.

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



Reception

17'4" x 11'9" (5.3 x 3.6)

Dining Room

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

Kitchen

9'10" x 7'10" (3.0 x 2.4)

Ground Floor W/C

Bedroom One

16'4" x 8'6" (5.0 x 2.6)

Bedroom Two

12'9" x 8'6" (3.9 x 2.6)

Bedroom Three

11'9" x 10'2" (3.6 x 3.1)

Bathroom

Garden

Material Information

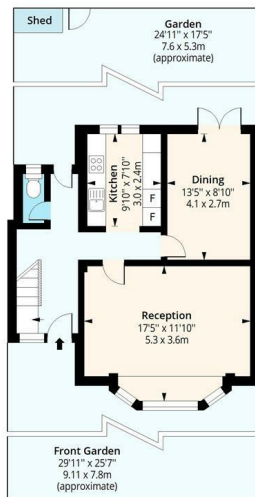
Tenure: Freehold

Council Tax Band: E



Roman Road, E2

Approx. Gross Internal Area 1209 Sq Ft - 112.32 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: 17/9/2024

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
74	86		
<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>	