



## Pollard Street, London, , E2 6LY

### £450,000

Elms Estates are pleased to be able to offer to the market For Sale this spacious THREE bedroom maisonette with a balcony being offered to the market on a CHAIN FREE basis.

The Property is located in within Walking Distance of Bethnal Green Tube Station this property benefits hugely from the many small Green Spaces around and the Relaxed, Cool Feel of Columbia Road Flower Market will make for wonderful lazy Sunday morning strolls while the vibrant Broadway Market is within easy reach offering an array of shops and dining experiences. This property really is set within the Heart of the East End with easy access to all the Restaurants, Bars, Shops, Markets, Gyms, Parks, Galleries and Museums this Exciting Area has on offer.

Internally the Property offers spacious living accommodation with a good size kitchen/Diner and separate Lounge, three bedrooms and a Shower room with separate w/c.

Pollard Street is offered to the market CHAIN FREE

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 7'6" (4.3 x 2.3)

Reception Two

11'1" x 10'2" (3.4 x 3.1)

Kitchen/Diner

15'8" x 8'10" (4.8 x 2.7)

Bedroom One

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

Bedroom Two

13'5" x 8'6" (4.1 x 2.6)

Bedroom Three

10'2" x 6'6" (3.1 x 2.0)

Shower Room

W/C

Balcony

Material Information

Tenure: Leasehold

Length Of Lease: Approx 89 Years remaining

Annual Ground Rent: £10.00 Per year

Annual Service Charge: £2,883.55 Per Year

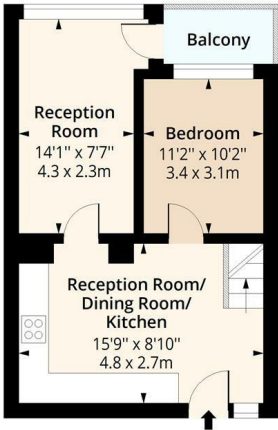
Council Tax Band: C



Pollard Street, E2

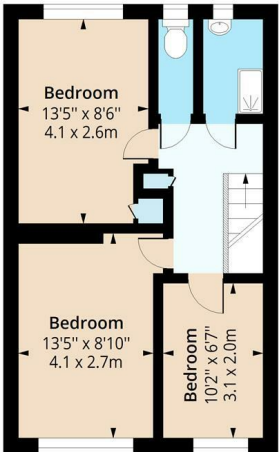
Approx. Gross Internal Area 819 Sq Ft - 76.09 Sq M

Approx. Gross Internal Area 26 Sq Ft - 2.42 Sq M



Second Floor

Floor Area 376 Sq Ft - 34.93 Sq M



Third Floor

Floor Area 443 Sq Ft - 41.15 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: 15/11/2022

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

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