



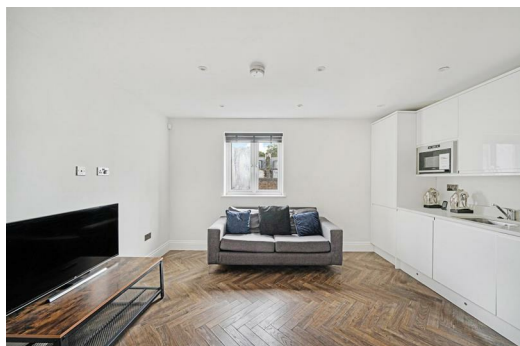
## Hollybush Place, London, , E2 9QX £425,000

GUIDE PRICE £425,000 - £450,000 Elms Estates are absolutely delighted to bring to the market For Sale this Two-bedroom apartment which is offered to the market CHAIN FREE.

Hollybush Place is located in the heart of Bethnal Green within walking distance to Bethnal Green Overground & Overground station but also with multiple bus routes in to the City, West End and beyond and additionally the Glorious Victoria Park is within a short walk 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. 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 offers a very spacious open plan living/kitchen area with herringbone flooring throughout. The property boasts two double bedrooms and a three-piece bathroom suite.

Hollybush Place is offered to the market on a Chain Free basis and really does offer a unique and rare property purchase. An early internal inspection is highly recommended in order to avoid disappointment.



## Lounge/Kitchen

14'1" x 13'9" (4.3 x 4.2)

## Bedroom One

16'4" x 9'6" (5.00 x 2.90)

## Bedroom Two

9'6" x 9'2" (2.90 x 2.80)

## Bathroom

## Material Information

Tenure: Leasehold

Length Of Lease: Approx. 997 years remaining

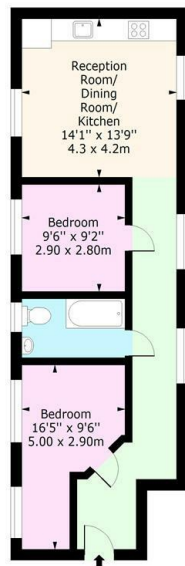
Annual Service Charge: £957.00 Per Year

Annual Ground Rent: £250.00 Per Year

Council Tax Band: B



**Hollybush Place, E2**  
Approx. Gross Internal Area 629 Sq Ft - 58.43 Sq M



**Second Floor**  
Floor Area 629 Sq Ft - 58.43 Sq M

For Illustration Purposes Only - Not To Scale  
www.ipaplus.com

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