



2 Digby Street, London, , E2 0LS

£500,000

Guide Price £500,000 - £525,000 Elms Estates are absolutely delighted to be able to bring to the market For Sale this Amazing Two Double Bedroom apartment with its very own balcony.

Britannia House is situated just off Roman Road 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 and beyond. Walking to Liverpool Street is only 35mins.

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, Galleries and Museums this Exciting Area has on offer.

Internally the property is light and spacious throughout benefitting from two double bedrooms, Spacious open plan living space with a dining area, Family bathroom and its very own balcony. The property also benefits from shared bike storage.

The property is offered to the market on a CHAIN FREE BASIS

Internal viewing of this property is a must and early viewing is highly recommended in order to avoid disappointment.



Reception/Kitchen/Dinning Area
26'2" x 18'8" (8.0 x 5.7)

Balcony

Bedroom One
14'9" x 8'2" (4.5 x 2.5)

Bedroom Two
8'2" x 8'2" (2.5 x 2.5)

Bathroom

Material Information

Tenure: Leasehold
Length Of Lease: Approx 108 Years remaining
Annual Ground Rent £300.00 Per year
Annual Service Charge: £1,850.00 Per year
Council Tax Band: D



Britannia House, E2
Approx. Gross Internal Area 741 Sq Ft - 68.84 Sq M



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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	