elms
E S T A T E S

307 Cambridge Heath Road, London, , E2 9LH
£700,000

GUIDE PRICE £700,000 - £725,000 Elms Estates are absolutely delighted to be able to offer For Sale this fabulous Two Bedroom Apartment situated within this award-winning development (RIBA & Civic Trust)

Macpherson Apartments is situated just moments from Bethnal Green Underground Station (Central Line) and Cambridge Heath Overground Station which are only one and two stops into Liverpool Street. There are also multiple bus routes into the City, West End and beyond.

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 bright and spacious throughout with a large open plan living and kitchen space leading out on to the private, south facing balcony overlooking Paradise Gardens. The property boasts floor to ceiling windows throughout giving you an abundance of natural light. A modern family bathroom as well as two double bedrooms, with the master bedroom benefiting from its own en-suite and built in storage while bedroom two benefits from access to the private balcony.

Reception
16'3" x 9'7" (4.97 x 2.94)

Kitchen
9'7" x 9'2" (2.94 x 2.80)

Bedroom One
18'5" x 9'8" (5.62 x 2.95)

En-Suite

Bedroom Two
14'8" x 9'10" (4.49 x 3.02)

Bathroom

Balcony

Material Information
Tenure: Leasehold
Length Of Lease: Approx 116 Years remaining
Annual Ground Rent: £350.00 Per year
Annual Service Charge: £3,789.72 Per year
Council Tax Band: D

Macpherson Apartments, E2
Approx. Gross Internal Area = 66.8sqm / 719.0sqft

Balcony
2.94m x 1.38m
(9'8" x 4'6")

Bedroom
5.62m x 2.95m
(18'5" x 9'8")

Bedroom
4.49m x 3.02m
(14'9" x 9'11")

W

Reception
4.97m x 2.94m
(16'4" x 9'8")

Bathroom
1.90m x 1.36m
(6'3" x 4'5")

OV

Kitchen
2.94m x 2.80m
(9'8" x 9'2")

Bathroom
2.20m x 2.01m
(7'3" x 6'7")

Fifth Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	84	84
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC