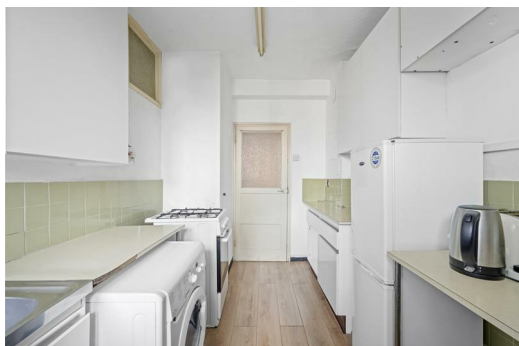# Canrobert Street, London, , E2 0BE

£450,000

GUIDE PRICE £450,000 - £475,000 Elms Estates are absolutely delighted to be able to bring to the market For Sale this Three Bedroom Apartment offered to the market Chain free.

Thornaby House is situated on Canrobert Street and offers excellent access to both Bethnal Green Tube Station (Central 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 spacious throughout benefitting from Three good sized bedrooms, Spacious Reception room with access to the balcony, Separate kitchen and bathroom with separate w/c.

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

Reception Room
15'6" x 10'11" (4.73 x 3.34)

Kitchen
11'6" x 7'6" (3.52 x 2.30)

Bedroom One
12'2" x 11'0" (3.72 x 3.37)

Bedroom Two
9'0" x 11'10" (2.75 x 3.62)
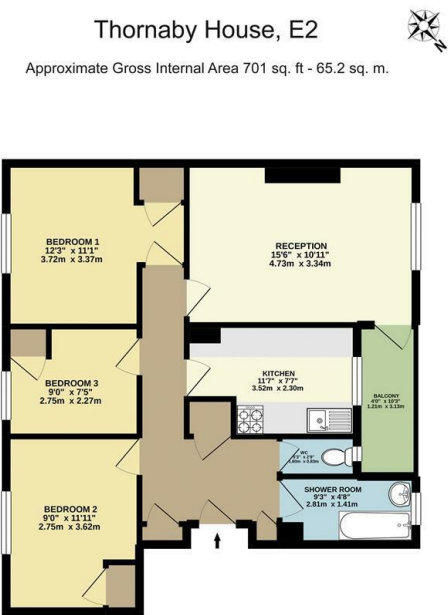
Bedroom Three
9'0" x 7'5" (2.75 x 2.27)

Bathroom
9'2" x 4'7" (2.81 x 1.41)

W/C
5'2" x 2'8" (1.60 x 0.83)

Balcony

Material Information
Tenure: Leasehold
Length Of Lease: Approx 86 Years remaining
Annual Ground Rent: £10.00 Per year
Annual Service Charge: Approx £2,319.56 Per year
Council Tax Band: C

Thornaby House, E2

Approximate Gross Internal Area 701 sq. ft - 65.2 sq. m.

BEDROOM 1
12'3" x 11'1"
3.72m x 3.37m

RECEPTION
15'6" x 10'11"
4.73m x 3.34m

BEDROOM 3
9'0" x 7'5"
2.75m x 2.27m

KITCHEN
11'7" x 7'7"
3.52m x 2.30m

BALCONY
4'0" x 10'3"
1.23m x 5.19m

WC
5'2" x 2'8"
1.60m x 0.83m

BEDROOM 2
9'0" x 11'11"
2.75m x 3.62m

SHOWER ROOM
9'3" x 4'8"
2.81m x 1.41m

2nd Floor Flat
Total Floor Area 701 sq. ft. - 65.2 sq. m. Approx.

For Illustration Purposes Only - Not To Scale.
lpaplus.com

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	74	81

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