



463 Bethnal Green Road, London, , E2 9QY

£300,000

Guide Price £300,000 - £325,000 Elms Estates are hugely excited to be bring to the market For Sale this beautiful Studio Apartment located within the ever popular and well maintained City View House.

City View House is located directly on Bethnal Green Road and is only a few hundred meters from Bethnal Green (Central Line) Tube Station. Bethnal Green (London Overground) Train Station is within a couple of minutes' walk. Located within the heart of the East End, you will enjoy easy access to all of the restaurants, bars, shops, markets, gyms, parks, galleries and museums this exciting area has on offer.

The apartment offers a contemporary modern feel with its white washed wooden floors throughout boasting a spacious living area, Good sized fitted kitchen with integrated appliances and a stylish shower room. The irregularity of the apartments shape gives a feeling of space and natural division of different areas.

The property is offered to the market on a CHAIN FREE basis.

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our property Consultants.



Studio Room
29'3" x 8'5" (8.92 x 2.59)

Kitchen
18'8" x 6'11" (5.71 x 2.13)

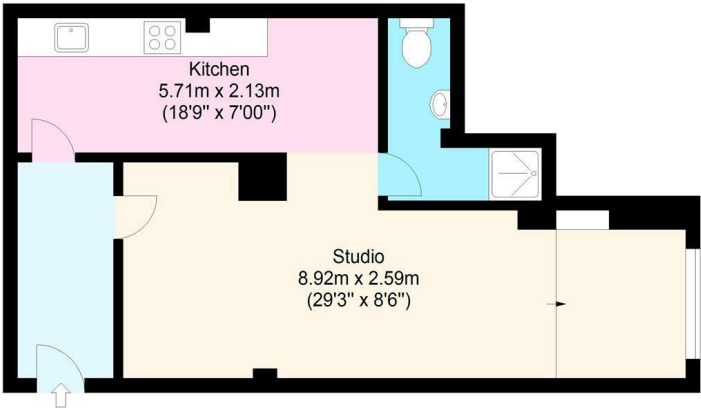
Shower Room

Material Information
Tenure: Leasehold
Length Of Lease: Approx 995 Years remaining
Annual Ground Rent £100.00 Per year
Annual Service Charge: £5,759.68 Per year
Council Tax Band: C



City View House
Ground Floor

Approx. 50.6 sq. meters (544.7 sq. feet)



Total area: approx. 50.6 sq. meters (544.7 sq. feet)
For illustration purposes only - not to scale
www.lpaplus.com

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	