



Sunlight Square
London, E2 6LD

Guide Price £500,000 - £525,000

Guide Price £500,000-£525,000 Elms Estates are delighted to bring to the market this stunning two-bedroom apartment, located on the second floor of a sought-after, secure gated development that boasts the added benefit of an allocated parking space. Perfectly positioned, the property is just a short stroll from Bethnal Green Tube Station (Central Line), making it ideal for city commuters.

Sunlight Square is situated just off Cambridge Heath Road, this exclusive development is surrounded by green spaces, including Weaver's Fields, Bethnal Green Gardens, Museum Gardens, and St Bartholomew Gardens offering a tranquil retreat within the city. The central location ensures excellent transport links, with Bethnal Green Underground and Overground Stations nearby, alongside the Elizabeth Line at Whitechapel, providing swift access across London. For leisure and entertainment, you're just a short walk away from the vibrant Brick Lane, Shoreditch High Street, and a wide array of shops, restaurants, and cafes.

The property offers bright and spacious accommodation throughout, featuring a Juliet balcony to the lounge, with a separate kitchen, two double bedrooms and a good sized bathroom. Additional highlights include double glazing and efficient gas central heating for your comfort year round. Adding to its appeal, the property comes with a sought-after allocated parking space within the secure gated development, along with the convenience of an on-site caretaker.

Sunlight Square is offered to the market on a CHAIN FREE basis and really is one to not be missed.

An early internal inspection is highly recommended in order to avoid disappointment.



Reception

14'1" x 12'6" (4.29m x 3.81m)



Dining

10'6" x 8'10" (3.20m x 2.69m)



Kitchen

8'2" x 6'11" (2.49m x 2.11m)



Bedroom 1

10'10" x 10'2" (3.30m x 3.10m)



Bedroom 2

10'2" x 8'10" (3.1 x 2.7)



Bathroom



Material Information

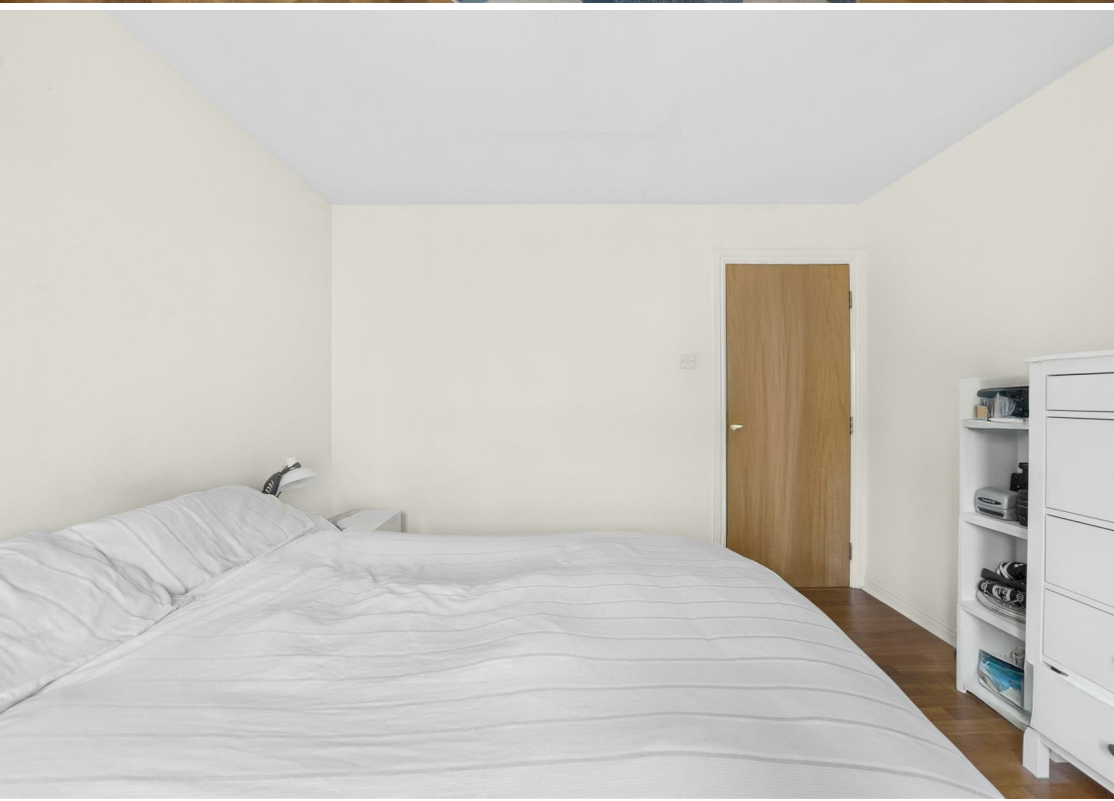
Tenure: Leasehold

Length Of Lease: Approx 977 Years remaining

Annual Service Charge £3,499.90 Per Year

Annual Ground Rent: £0 Per Year

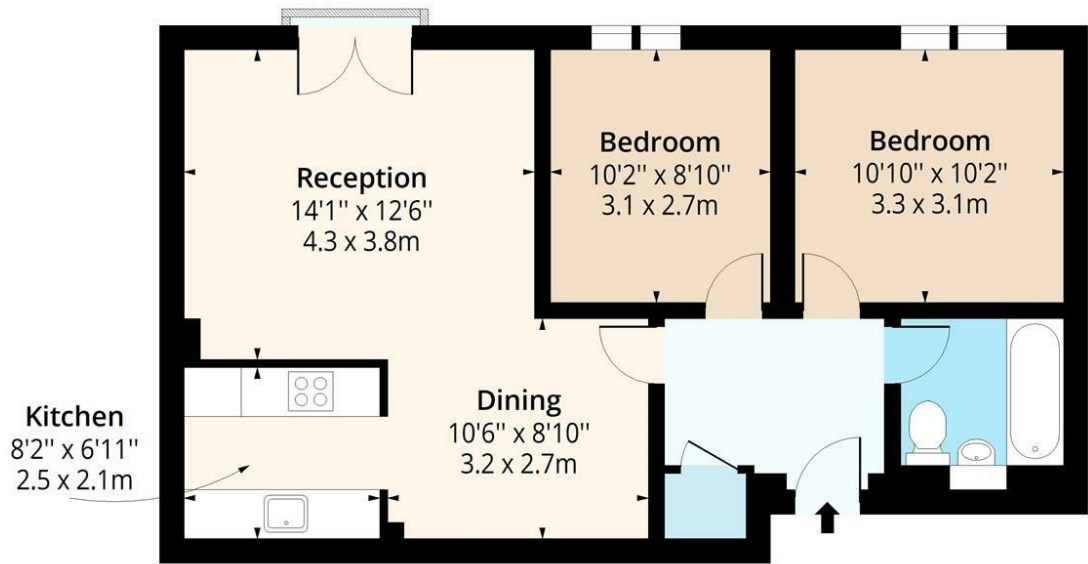
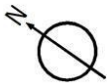
Council Tax Band: D



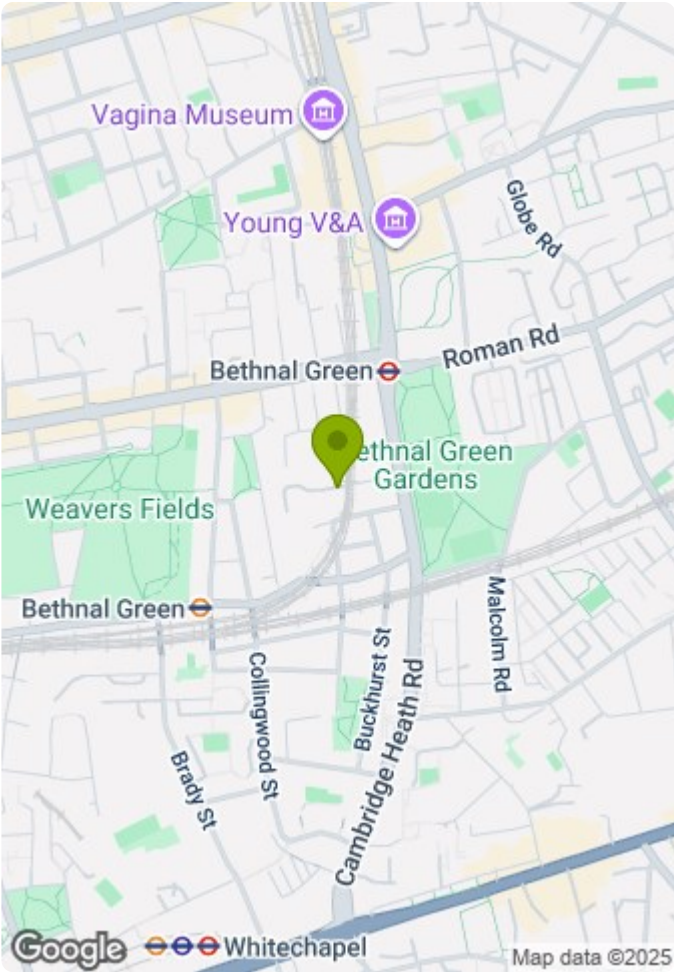


Sunlight Square, E2

Approx. Gross Internal Area 672 Sq Ft - 62.43 Sq M



Second Floor
Floor Area 672 Sq Ft - 62.43 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 22/3/2025

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		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		