



Sunlight Square, London, , E2 6LD

£375,000

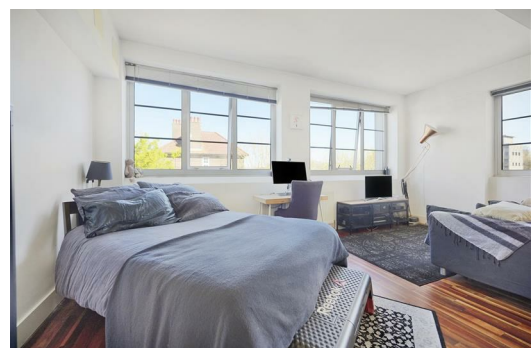
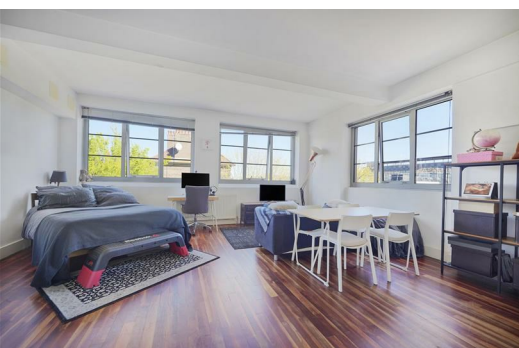
Guide Price £375,000 - £400,000 Elms Estates are Hugely Excited to be able offer For Sale this Amazing Studio Apartment offering 506 Sq Ft situated on the third Floor of this desirable building located within a short walk of Bethnal Green (Central Line) Tube Station.

The property 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.

Sunlight Square offers Bright and Spacious Accommodation with a large living area that benefits from its dual aspect, Modern Fitted Kitchen and contemporary Bathroom. The property is offer to the market on a CHAIN FREE basis.

Sunlight Square really does offer a unique and rare property purchase. An early internal inspection is highly recommended in order to avoid disappointment.

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



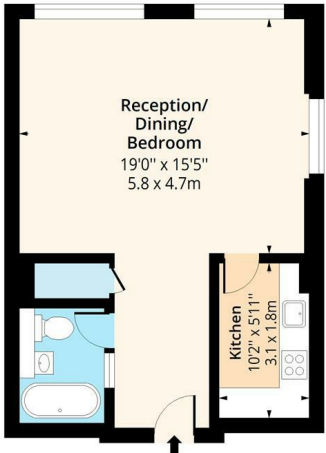
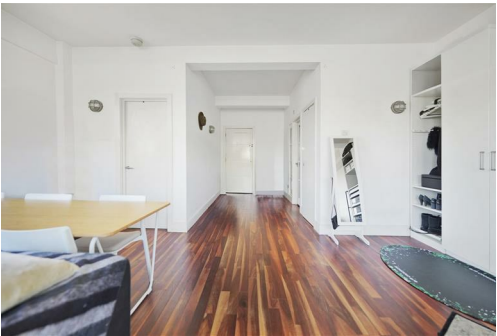
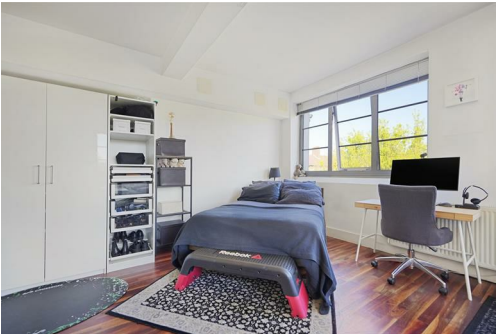
Reception/Dining/Bedroom
19'0" x 15'5" (5.8 x 4.7)

Kitchen
10'2" x 5'10" (3.1 x 1.8)

Bathroom

Material Information

Tenure: Leasehold
Length Of Lease: Approx 98 Years remaining
Annual Ground Rent: £225.00 Per year
Annual Service Charge: Approx £3,586.80 Per year
Council Tax Band: D



Third Floor

Floor Area 506 Sq Ft - 47.01 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.

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Date: 8/4/2025



| 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 | |