



## Bethnal Green Road, London, , E2 9QR

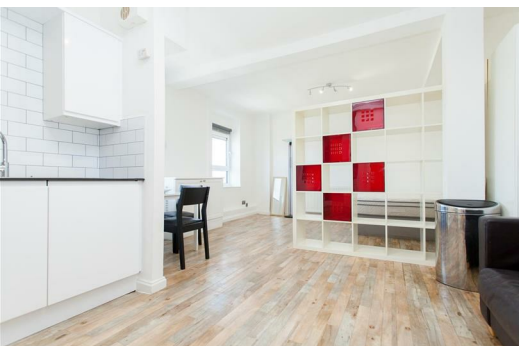
### £300,000

GUIDE PRICE £300,000 - £325,000 Elms Estates are pleased to bring to the market for Sale this spacious Studio Apartment situated on the 7th Floor 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.

Internally the property benefits from a spacious modern reception/Kitchen area, contemporary bathroom and 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.



Reception/Kitchen  
22'1" x 15'2" (6.75 x 4.64)

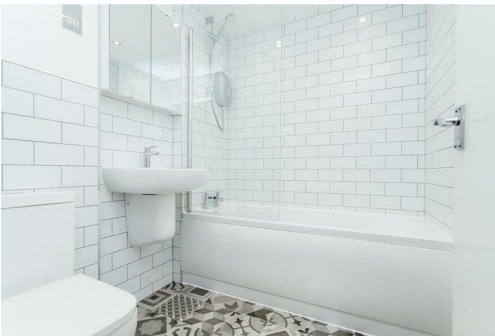
Bathroom

Material Information

Tenure: Leasehold  
Length Of Lease: Approx 86 Years remaining  
Annual Ground Rent: £200.00 Per year  
Annual Service Charge: Approx £3,120.00 Per year  
Council Tax Band: B

Marketing Disclaimer

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed and they do not constitute an offer or contract. Any intending purchaser must rely on their own inspection and enquiries. All measurements, areas and distances are approximate and are for guidance purposes only. Photographs and floor plans are for illustrative purposes only and some images may have been digitally enhanced for marketing purposes. Fixtures, fittings and services have not been tested and no warranty is given as to their condition or suitability. Leasehold, new build and service charge information (where applicable) is provided in good faith and should be verified by the buyer's solicitor. EPC ratings are correct at the time of marketing and are subject to change. No person in the employment of Elms Estates has authority to make or give any representation or warranty in relation to this property.



City View House, E2  
Approximate Gross Internal Area 411 sq. ft - 38.1 sq. m.



7th Floor Flat  
Total Floor Area 411 sq. ft. - 38.1 sq. m. Approx.

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	