



Maitland House
London, E2 9HT

£350,000


elms
ESTATES

Elms Estates are absolutely excited to be able to offer to the market For Sale this Ground Floor Two Bedroom Apartment.

Maitland House is situated on Waterloo Gardens and offers excellent access to the Glorious Victoria Park and the Regents Canal that both offer 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 a short walk along the canal 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.

Transport wise, you are within easy reach of multiple bus routes into the City, West End and beyond and both Bethnal Green (Central Line) Tube and Cambridge Heath (London Overground) Stations are within walking distance.

Internally the property is spacious throughout with a large reception room, Separate kitchen, Two good size bedrooms and a bathroom with separate w/c.

Maitland House 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.



Reception Room

12'5" x 12'5" (3.8 x 3.8)



Bedroom Two

12'5" x 7'6" (3.8 x 2.3)



Kitchen

15'5" x 8'6" (4.7 x 2.6)



Bedroom One

12'5" x 9'2" (3.8 x 2.8)



Material Information

Tenure: Leasehold

Length Of Lease: Approx 88 Years remaining

Annual Ground Rent £10.00 Per year

Annual Service Charge: £1,763.62 Per year

Council Tax Band: C

Bathroom



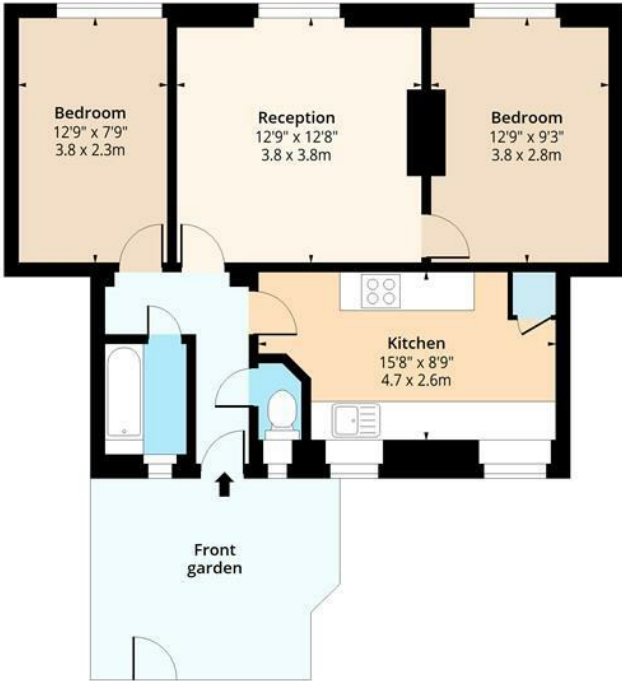
W/C





Maitland House, London, E2

Approx. Gross Internal Area 615 Sq Ft - 57.13 Sq M



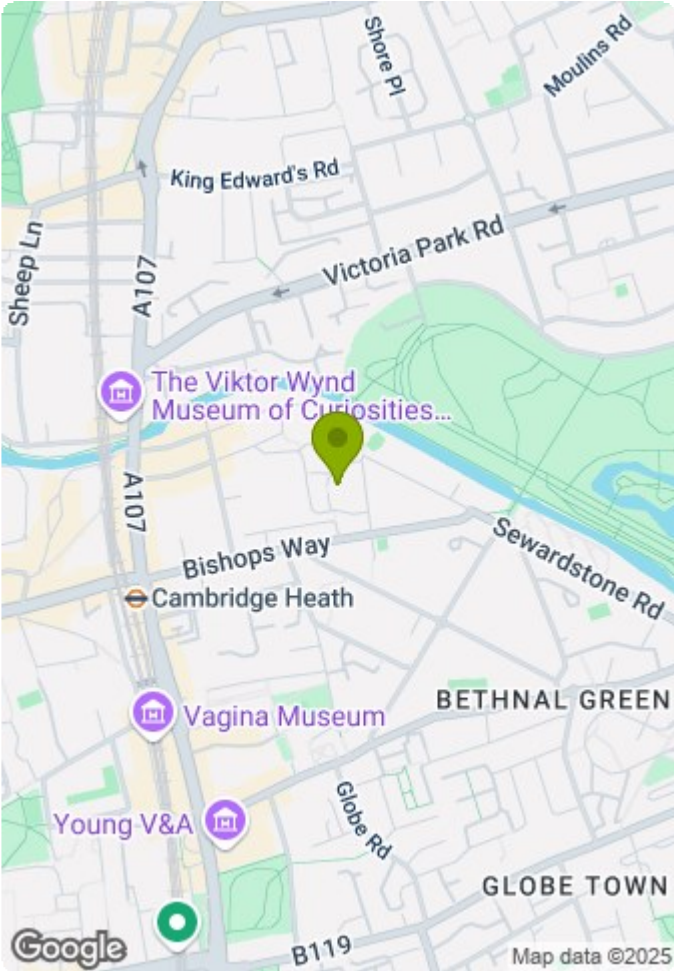
Ground Floor
Floor Area 615 Sq Ft - 57.13 Sq M



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: 3/26/2024



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	