



Pollard Street, London, , E2 6LY
£450,000

Guide Price £450,000 - £475,000 Elms Estates are pleased to be able to offer to the market For Sale this spacious Three bedroom maisonette with its own balcony.

The Property is located within Walking Distance of Bethnal Green Tube Station this property benefits hugely from the many small Green Spaces around and the Relaxed, Cool Feel of Columbia Road Flower Market will make for wonderful lazy Sunday morning strolls while the vibrant Broadway Market is within easy reach offering an array of shops and dining experiences. This property really is set within the Heart of the East End with easy access to all the Restaurants, Bars, Shops, Markets, Gyms, Parks, Galleries and Museums this Exciting Area has on offer.

Internally the property is bright and spacious throughout with a large reception room which gives you access to the balcony, Separate kitchen, three good size bedrooms and a contemporary shower room with a separate w/c.

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



Reception

15'8" x 14'1" (4.8 x 4.3)

Kitchen

9'6" x 9'2" (2.9 x 2.8)

Balcony

Bedroom One

13'1" x 8'10" (4.0 x 2.7)

Bedroom Two

13'5" x 8'6" (4.1 x 2.6)

Bedroom Three

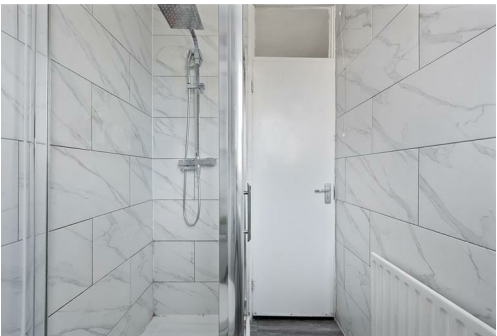
10'5" x 6'6" (3.2 x 2.0)

Shower Room

W/C

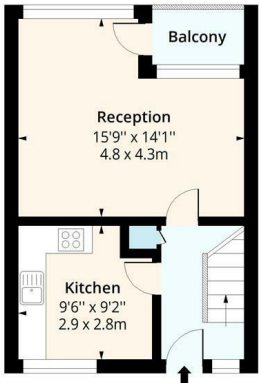
Material Information

Tenure: Leasehold
Length Of Lease: Approx 114 Years remaining
Annual Ground Rent: £10.00 Per year
Annual Service Charge: £2,883.55 Per Year
Council Tax Band: C

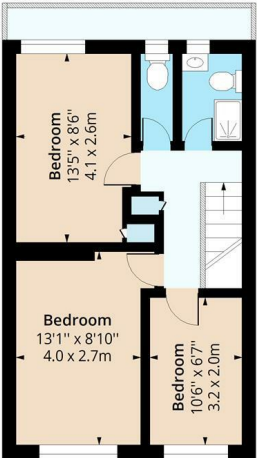


Pollard Street, E2

Approx. Gross Internal Area 806 Sq Ft - 74.88 Sq M
Approx. Gross Balcony Area 26 Sq Ft - 2.42 Sq M



Fourth Floor
Floor Area 358 Sq Ft - 33.26 Sq M



Fifth Floor
Floor Area 448 Sq Ft - 41.62 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: 26/9/2025

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	