



Florida Street, London, , E2 6NG

£500,000

Guide Price £500,000 - £525,000 Elms Estates are delighted to be able to offer to the market for sale this Spacious Three Bedroom Maisonette.

The Property is located within Walking Distance of Bethnal Green Tube Station and also 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 of 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 the ground floor offering a large open plan reception/kitchen area which is perfect for entertaining guests and a separate w/c for convenience. On the first floor you have three good size bedrooms and a contemporary shower room.

William Rathbone House 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
17'0" x 15'8" (5.2 x 4.8)

Kitchen
12'1" x 9'10" (3.7 x 3.0)

W/C

Bedroom One
16'0" x 9'10" (4.9 x 3.0)

Bedroom Two
12'9" x 9'10" (3.9 x 3.0)

Bedroom Three
10'2" x 7'10" (3.1 x 2.4)

Shower Room

Material Information

Tenure: Leasehold
Length Of Lease: Approx 86 Years remaining
Annual Ground Rent: £10.00 Per year
Annual Service Charge: Approx £2,700 Per Year
Council Tax Band: C

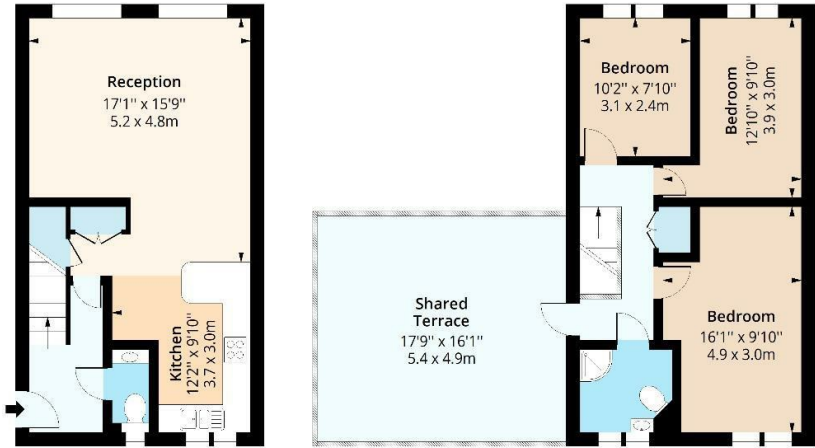
Disclaimer

Pictures were taken before the current tenants moved in and the kitchen floor has been changed.



William Rathbone House, E2

Approx. Gross Internal Area 930 Sq Ft - 86.40 Sq M
Approx. Gross Balcony Area 285 Sq Ft - 26.48 Sq M



Second Floor
Floor Area 465 Sq Ft - 43.20 Sq M

Third Floor
Floor Area 465 Sq Ft - 43.20 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: 23/8/2025

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	