



## Globe Road, London, , E2 0JY

### £425,000

GUIDE PRICE £425,000 - £450,000 Elms Estates are delighted to be able to offer to the market For Sale this Spacious Three Bedroom Apartment offered to the market on a CHAIN FREE basis.

Rogers Estate is situated just off of Globe Road and offers excellent access to both Bethnal Green Tube Station (Central Line) and Stepney Green Station (District line and Hammersmith & City) which gives you great access into the city. There are also multiple bus routes into the City, West End and beyond.

Additionally the Glorious Victoria Park is within easy reach and offers 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. 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 light and spacious throughout with a good size reception room, Separate Kitchen, Three good sized bedrooms and bathroom with a separate w/c. The property also boasts ample storage throughout.

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





**Reception**  
13'1" x 12'9" (4.0 x 3.9)

**Kitchen**  
9'10" x 9'10" (3.0 x 3.0)

**Bedroom One**  
12'9" x 12'5" (3.9 x 3.8)

**Bedroom Two**  
10'9" x 9'10" (3.3 x 3.0)

**Bedroom Three**  
9'6" x 7'10" (2.9 x 2.4)

**Bathroom**

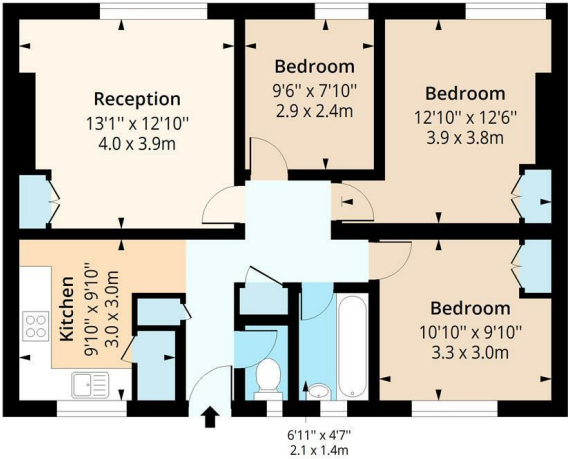
**W/C**

**Material Information**

Tenure: Leasehold  
Length Of Lease: Approx 88 Years remaining  
Annual Ground Rent: £10.00 Per year  
Annual Service Charge: £2,899.47 Per Year  
Council Tax Band: C



**Rogers Estate, E2**  
Approx. Gross Internal Area 757 Sq Ft - 70.33 Sq M



**Third Floor**  
Floor Area 757 Sq Ft - 70.33 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: 13/12/2025



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) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	