



**Kirkwall Place, London, , E2 0NB**  
**£320,000**

GUIDE PRICE £320,000 - £335,000 Elms Estates are delighted to be able to offer to the market for sale this amazing One double bedroom apartment situated in the heart of Bethnal Green.

Pepys House is superbly located just off Roman Road and within a 5 minute walk of Bethnal Green tube (central line, zone 2). The property is nestled in an attractive residential area with great independent pubs, shops and restaurants. Within a short walk is the glorious open spaces of Victoria Park along with the beautiful Regents Canal. In the area is also Broadway Market, Brick Lane and Columbia Road Flower Market.

Internally the property is presented in good order with a bright and spacious reception room, well-proportioned bedroom that feels light and airy, separate kitchen and bathroom. The property is finished to a modern standard throughout and offered to the market on a CHAIN FREE basis.

Internal viewing of this property is a must and early viewing is highly recommended in order to avoid disappointment.



**Reception Room**

14'5" x 11'1" (4.4 x 3.4)

**Kitchen**

8'6" x 6'10" (2.6 x 2.1)

**Bedroom**

14'5" x 9'10" (4.4 x 3.0)

**Bathroom**

**Material Information**

Tenure: Leasehold

Length Of Lease: Approx 86 Years remaining

Annual Ground Rent: £10.00 Per year

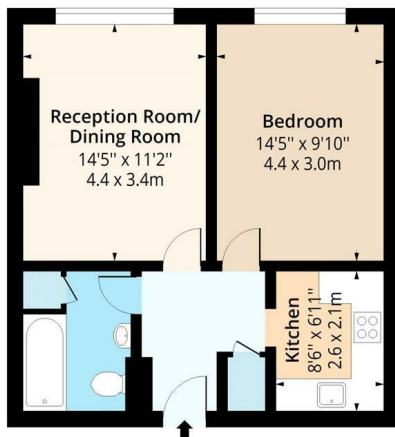
Annual Service Charge: Approx £1,920.00

Council Tax Band: B



**Pepys House, Kirkwall Place, E2**

Approx. Gross Internal Area 519 Sq Ft - 48.22 Sq M



**Third Floor**

Floor Area 519 Sq Ft - 48.22 Sq M

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.

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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	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC