



## Maitland House, London, , E2 9HT £325,000

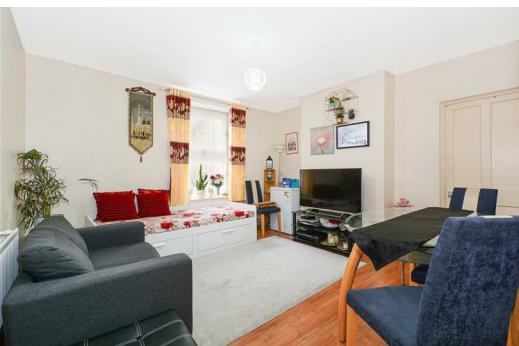
Elms Estates are absolutely excited to be able to offer to the market For Sale this Ground Floor Two Double Bedroom Apartment.

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 offers both Gas Central Heating and Double Glazing.

The property is offered to the Market Chain-Free.





**Reception Room**  
12'5" x 12'5" (3.8 x 3.8)

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

**Bedroom One**  
12'5" x 9'2" (3.8 x 2.8)

**Bedroom Two**  
12'5" x 7'6" (3.8 x 2.3)

**Bathroom**

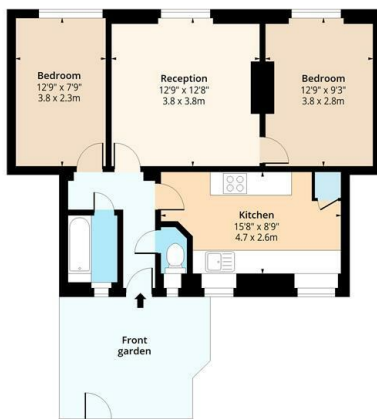
**W/C**

**Material Information**

Tenure: Leasehold  
Length Of Lease: Approx 89 Years remaining  
Annual Ground Rent £10.00 Per year  
Annual Service Charge: £1,693.35 Per year  
Council Tax Band: 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 IPMS3. 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. Date: 3/26/2024

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	
<b>68</b>	<b>78</b>		
<b>England &amp; Wales</b>	<b>EU Directive 2002/91/EC</b>	<b>England &amp; Wales</b>	<b>EU Directive 2002/91/EC</b>