



## Peary Place, London, , E2 0QW

### £1,250,000

Elms Estates are absolutely delighted to be able to bring to the market For Sale this RARE opportunity to purchase and redevelop (stpp) this amazing property situated within the cobbled mews of Peary Place.

Peary Place is situated in an ideal location and offers excellent access to both Bethnal Green Tube Station (Central Line), Stepney Green Station (District Line) and Cambridge Heath Overground Station which is only two stops into Liverpool Street. There are also multiple bus routes into the City, West End and beyond. Walking to Liverpool Street is only 35mins.

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 while the vibrant Broadway Market is also a short walk away 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.

Internally the property consist's of two apartments which you have a one bedroom apartment on the ground floor and a lovely two bedroom apartment over the first and second floor with its very own terrace. There is a unique opportunity to combine both the apartments back to its original form as one.

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



**Ground Floor**

Reception

Kitchen

Bedroom

Bathroom

**First/Second Floor**

Lounge/Kitchen

Bedroom One

Bedroom Two

Bathroom

Terrace

**Material Information**

Tenure: Leasehold

Length Of Lease: Approx 125 Years remaining

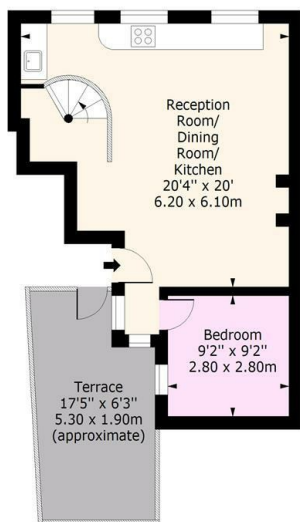
Annual Service Charge: £1,000 Per year

Council Tax Band: To Be Confirmed

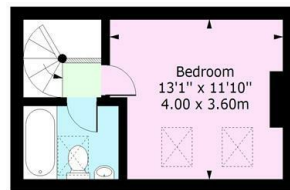


**Peary Place, E2**

Approx. Gross Internal Area (Including Terrace) 833 Sq Ft - 77.39 Sq M  
 Approx. Gross Internal Area (Excluding Terrace) 690 Sq Ft - 64.10 Sq M



**First Floor**  
 Floor Area 451 Sq Ft - 41.90 Sq M



**Second Floor**  
 Floor Area 239 Sq Ft - 22.20 Sq M

For Illustration Purposes Only - Not To Scale  
 www.jpaplus.com

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	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

Current Energy Rating: 61  
 Potential Energy Rating: 76