

ASKING PRICE

£460,000

Palmers Road

London, E2 0SG

Guide Price: £460,000 - £480,000

Set on the top floor of private development is this 2 double bedroom apartment with extremely large private terrace giving options for extensions and development (subject to permission).

The property is in good condition throughout and features a bright reception room with floor to ceiling windows with amazing views, separate fitted kitchen, 2 double bedrooms, family bathroom and a private terrace externally assemble spread over 658 square feet. Subject to planning permission makes this an ideal purchase to be able to add value by extending and developing this space.

Victoria Park is right on your doorstep, offering a peaceful escape from the hustle and bustle of the city. The park hosts numerous events and activities throughout the year, including concerts, festivals, and fairs, making it a vibrant hub of activity.

The area is also well-connected, with excellent transport links to the rest of the city. You are only a short walk away from Mile End and Bethnal Green stations, providing easy access to central London and beyond.

Service Charge: £2942 per annum

Ground Rent: £200 per annum

Council Tax: Band C

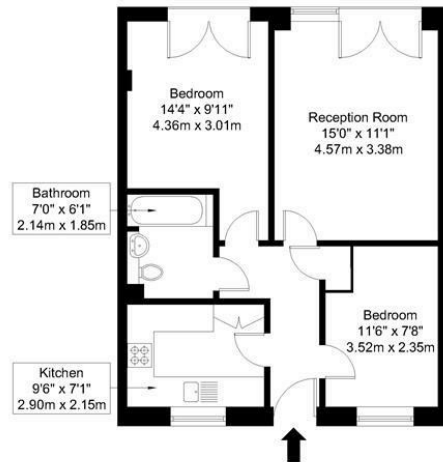
Tenure: Leasehold - 103 years remaining





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Approx Gross Internal Area = 53.2 sq m / 573 sq ft
 Roof Terrace = 61.2 sq m / 659 sq ft
 Total = 114.4 sq m / 1231 sq ft



Third Floor

Ref:

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		74	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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