

GUIDE PRICE

**£400,000**

**Roman Road**

London, E2 0LT



Guide Price £400,000 - £425,000

Located just seconds from Bethnal Green Underground Station is this large 2 double bedroom apartment set on the 5th floor of a private building.

The property is available for investors looking to purchase with tenants in situ paying a rental amount of £20,400 per annum up to November 2025.

Featuring 2 double bedrooms, bright and spacious reception room with dual aspect views, separate fitted kitchen family bathroom and ample storage.

The development is kept in very good order with lift facilities and secure bike storage.

Bethnal Green and neighbouring Shoreditch have benefited from much regeneration over recent decades; renovated warehouses, independent shops, artisan coffee houses, highly rated restaurants and reclaimed vintage stores have made the area a popular place to own a property and a favourite destination for visitors. Columbia Road Flower Market, Spitalfields and Whitechapel are all close by as well as Westfield Stratford shopping centre and some fantastic green escapes further afield - Haggerston Park, London Fields, Queen Elizabeth's Olympic Park, and Victoria Park - voted London's favourite outdoor space.

The property is very well located, just a few moments from Bethnal Green Underground Station and a short walk to Victoria Park, the capital's favourite green space among Londoners, Broadway Market and Brick Lane.

Service Charge: £2645

Ground Rent: £100 per annum

Tenure: share of freehold

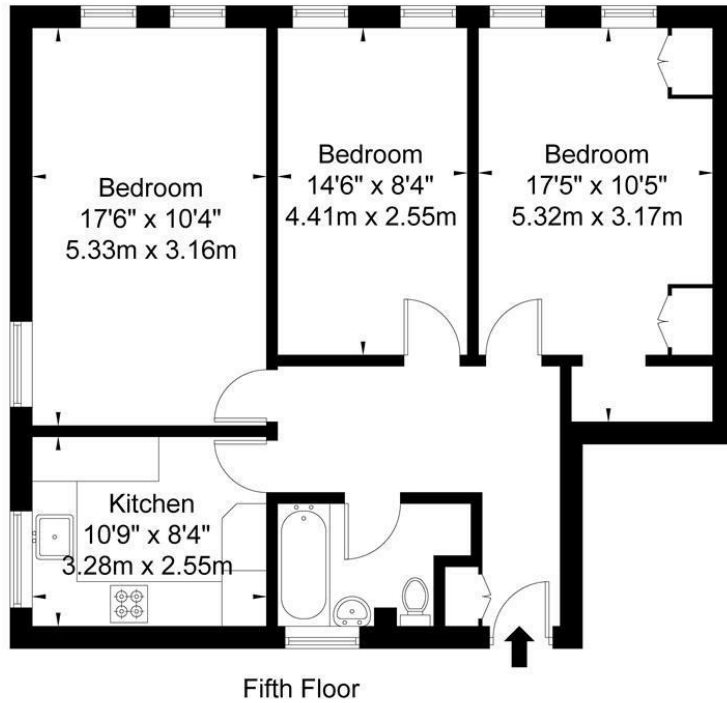
Council Tax: Band C





# Roman Road E2 0LT

Approx Gross Internal Area = 68 sq m / 731 sq ft



Ref

Copyright **BLEU**  
**PLAN**

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. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
Copyright @ BLEUPLAN

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

**OFFICE ADDRESS**  
88 Cheshire Street  
London  
E2 6EH

**OFFICE DETAILS**  
0207 739 6969  
info@peachproperties.com  
www.peachproperties.com