



16 Selby Street, London, , E1 5BX  
£450,000

Elms Estates are delighted to be able to offer to the market For Sale this Amazing Two Bedroom Second Floor Apartment.

Located within walking distance to Brick lane, The City, Columbia road as well as being within walking distance to Bethnal Green and Whitechapel tube and Bethnal Green overground stations.

Internally the property is presented well throughout with a spacious open plan Reception/kitchen with doors out to the balcony, Two double bedrooms and a bathroom. The property also benefits from ample storage space throughout and a great deal of natural light.

Selby Street is offered to the market on a CHAIN FREE basis. An early internal inspection is highly recommended in order to avoid disappointment.

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





**Reception Room/Kitchen**  
18'0" x 18'0" (5.49 x 5.49)

**Bedroom One**  
13'3" x 9'1" (4.04 x 2.79)

**Bedroom Two**  
11'8" x 8'0" (3.58 x 2.46)

**Bathroom**

**Balcony**

**Material Information**

Tenure: Leasehold  
Length Of Lease: Approx 106 Years remaining  
Annual Ground Rent: £250.00 Per year  
Annual Service Charge: £3,355.08 Per Year  
Council Tax Band: C

**Marketing Disclaimer**

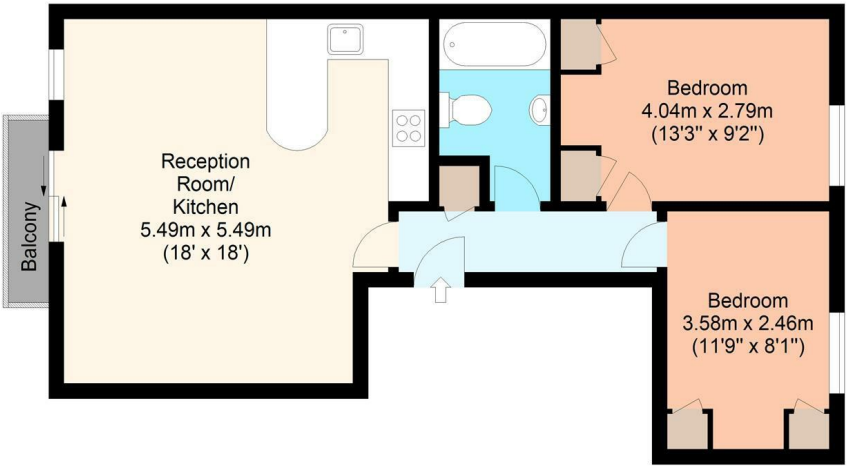
These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed and they do not constitute an offer or contract. Any intending purchaser must rely on their own inspection and enquiries. All measurements, areas and distances are approximate and are for guidance purposes only. Photographs and floor plans are for illustrative purposes only and some images may have been digitally enhanced for marketing purposes. Fixtures, fittings and services have not been tested and no warranty is given as to their condition or suitability. Leasehold, new build and service charge information (where applicable) is provided in good faith and should be verified by the buyer's solicitor. EPC ratings are correct at the time of marketing and are subject to change. No person in the employment of Elms Estates has authority to make or give any representation or warranty in relation to this property.



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		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	78		(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	

**Second Floor**

Approx. 57.6 sq. meters (620.2 sq. feet)



Total area: approx. 57.6 sq. meters (620.2 sq. feet)  
For illustration purposes only - not to scale