



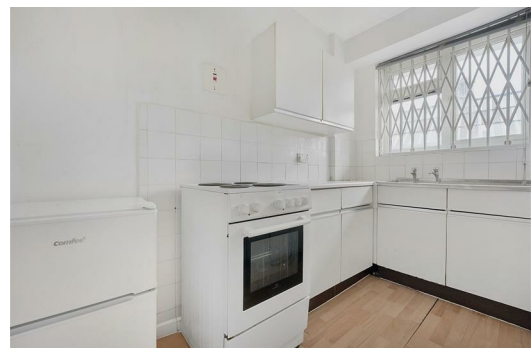
202 Cambridge Heath Road, London, E2 9LJ
£240,000

Elms Estates are delighted to be able to offer to the market For Sale this Studio Apartment with a Separate Kitchen area situated on the Third floor.

Mayfield House is located in the heart of Bethnal Green within walking distance to Bethnal Green Underground & Overground station but also with multiple bus routes in to the City, West End and beyond and additionally the Glorious Victoria Park is within a short walk 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. 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 offers a spacious studio room as well as a separate kitchen, and bathroom. The property is offered to the market on a CHAIN FREE basis.

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



Studio Room
16'9" x 15'9" (5.11m x 4.80m)

Kitchen
9'2" x 6'7" (2.79m x 2.01m)

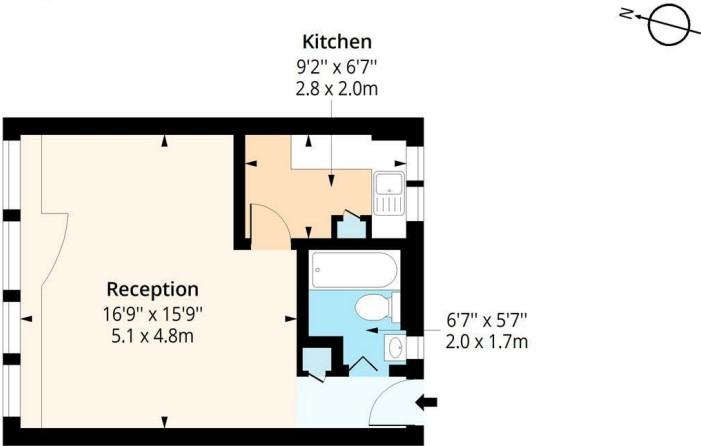
Bathroom
6'7" x 5'7" (2.01m x 1.70m)

Material Information
Tenure: Leasehold
Length Of Lease: Approx 90 Years remaining
Annual Service Charge: TBC
Annual Ground Rent: £10
Council Tax Band: B

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.



Mayfield House E2
Approx. Gross Internal Area 367 Sq Ft - 34.09 Sq M



Third Floor
Floor Area 367 Sq Ft - 34.09 Sq M



Measured according to RICS IPMS2. 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.

lpaplus.com

Date: 10/2/2026

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	