



**16 Selby Street, London, , E1 5BX**  
**£425,000**

Guide Price £425,000 - £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

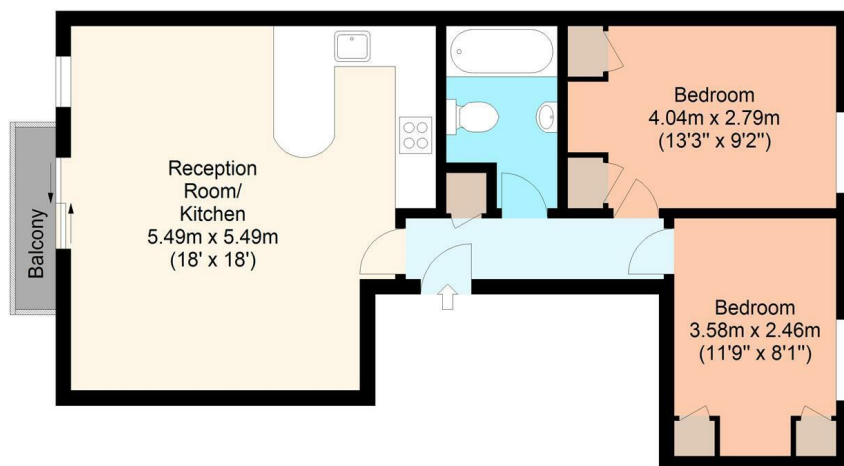
## Marketing Disclaimer

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.



## 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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small>			
<small>(92 plus+) A</small>			
<small>(81-91) B</small>			
<small>(69-80) C</small>			
<small>(55-68) D</small>			
<small>(39-54) E</small>			
<small>(21-38) F</small>			
<small>(1-20) G</small>			
<small>Not energy efficient - higher running costs</small>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Energy Efficiency Rating: Current 78, Potential 87

Environmental Impact (CO<sub>2</sub>) Rating: Current A, Potential A