elms
ESTATES

Ramsey Street, London, , E2 6HS

£325,000

GUIDE PRICE £325,000 - £335,000 Elms Estates are pleased to be able to offer to the Market for sale this Two Bedroom Maisonette with its own balcony.

Kinsham House is located just off of Valance Road within a short walk of either Bethnal Green (Central Line) Tube Station or Bethnal Green London Overground Station. You are also located just next to Weavers Field Recreation Ground offering open spaces and just behind Bethnal Green Road with all possible local amenities.

Internally the property is spacious through out with a good size reception which gives you access to the balcony, Separate kitchen, Two double bedrooms and a family bathroom.

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
20'4" x 11'1" (6.2 x 3.4)

Kitchen
11'9" x 5'2" (3.6 x 1.6)

Balcony

Bedroom One
11'1" x 11'1" (3.4 x 3.4)

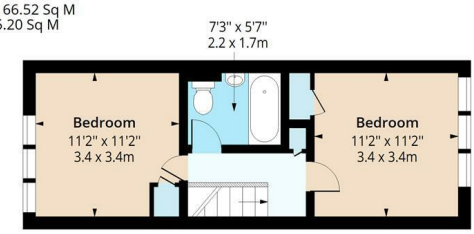
Bedroom Two
11'1" x 11'1" (3.4 x 3.4)

Bathroom
7'2" x 5'6" (2.2 x 1.7)

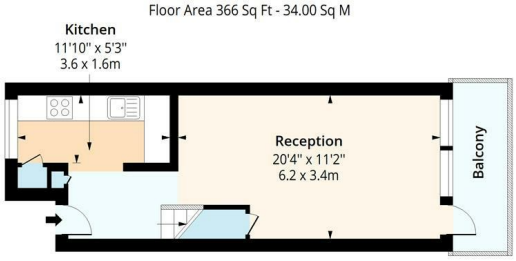
Material Information
Tenure: Leasehold
Length Of Lease: Approx 82 Years remaining
Annual Service Charge: £2,314.75
Annual Ground Rent: £10.00
Council Tax Band: C

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.

Kinsham House E2
Approx. Gross Internal Area 716 Sq Ft - 66.52 Sq M
Approx. Gross Balcony Area 56 Sq Ft - 5.20 Sq M

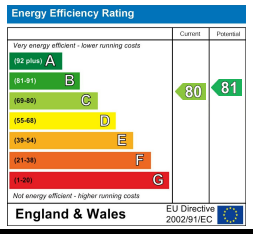
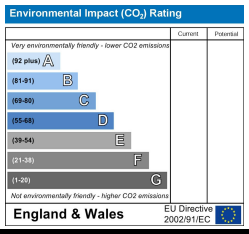


Third Floor
Floor Area 366 Sq Ft - 34.00 Sq M



Second Floor
Floor Area 350 Sq Ft - 32.52 Sq M

Certified Property Measurer

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.

Date: 20/3/2026