



46 Palmers Road, London, E2 0TB

£248,500

Elms Estates are absolutely delighted to be able to offer for Sale this Amazing Three Bedroom Duplex Apartment situated on the Eighth floor with its own private terrace and balcony.

Palmers Road is within easy reach of both Bethnal Green (Central Line) and Mile End (District and H&C Lines) tube stations with multiple bus routes into the City, West End and beyond. The glorious Victoria Park is within a short walk along the canal 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 and with Regents Canal also on your doorstep you will find endless new places to explore. 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 to offer.

Internally the property is bright and spacious throughout with a large open plan reception/dining area which gives you access to the private terrace, modern kitchen, Three double bedrooms with bedroom one benefiting from its own en-suite, Bedroom one and two also boast having access to the private balcony with amazing views. further more there is a contemporary family bathroom and a separate w/c for convenience.

Palmers Road really does offer a unique and rare property purchase. 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/Dining
26'10" x 12'5" (8.2 x 3.8)

Kitchen
8'10" x 7'6" (2.7 x 2.3)

W/C

Terrace
28'10" x 6'6" (8.8 x 2.0)

Bedroom One
13'1" x 10'5" (4.0 x 3.2)

En-Suite to Bedroom One
7'2" x 4'7" (2.2 x 1.4)

Bedroom Two
17'0" x 8'2" (5.2 x 2.5)

Bedroom Three

Balcony

Bathroom

Material Information
Tenure: Leasehold
Length Of Lease: Approx 107 Years remaining
Annual Service Charge: £2,266.56
Monthly Rent: £1,180.79 (Based on 35%)
Council Tax Band: E

SHARED OWNERSHIP

Who's eligible. Shared ownership is for anyone who'd like to own a home but can't afford to buy one outright. You may qualify if:

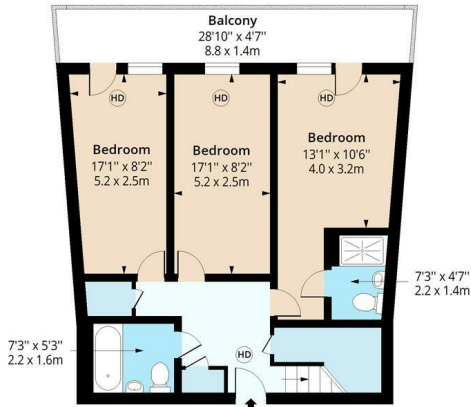
- Your household income is less than £80,000 a year, or less than £90,000 a year in London
 - You don't currently own a home or have a legal interest in a property
 - You must be a First Time Buyer
 - You can secure a mortgage or have funds to buy a share of the property
 - You can afford to buy a share of the property — based on your individual circumstances and affordability assessment.
- Some other restrictions may apply on certain properties such as the size of the household or a requirement to be living locally. We'll let you know if this applies to the property you're interested in.

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.

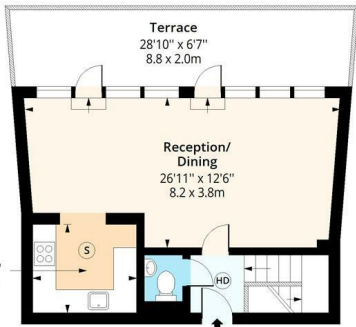
Palmers Road E2

Approx. Gross Internal Area 1188 Sq Ft - 110.37 Sq M
Approx. Gross Balcony Area 139 Sq Ft - 12.91 Sq M
Approx. Gross Terrace Area 190 Sq Ft - 17.65 Sq M



Seventh Floor

Floor Area 714 Sq Ft - 66.33 Sq M



Eighth Floor

Floor Area 474 Sq Ft - 44.03 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.

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Date: 14/5/2026

