



**463 Bethnal Green Road, London, , E2 9QY**  
**£250,000**

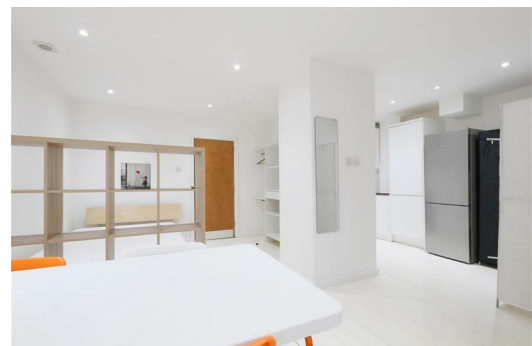
Elms Estates are hugely excited to be bring to the market For Sale this beautiful Studio Apartment located within the ever popular and well maintained City View House.

City View House is located directly on Bethnal Green Road and is only a few hundred meters from Bethnal Green (Central Line) Tube Station. Bethnal Green (London Overground) Train Station is within a couple of minutes' walk. Located within the heart of the East End, you will enjoy easy access to all of the restaurants, bars, shops, markets, gyms, parks, galleries and museums this exciting area has on offer.

The apartment offers a contemporary modern feel with its white washed wooden floors throughout boasting a spacious living area, Good sized fitted kitchen with integrated appliances and a stylish shower room. The irregularity of the apartments shape gives a feeling of space and natural division of different areas.

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

29'3" x 8'5" (8.92 x 2.59)

## Kitchen

18'8" x 6'11" (5.71 x 2.13)

## Shower Room

## Material Information

Tenure: Leasehold

Length Of Lease: Approx 994 Years remaining

Annual Ground Rent £100.00 Per year

Annual Service Charge: £5,759.68 Per year

Council Tax Band: C

## Marketing Disclaimer

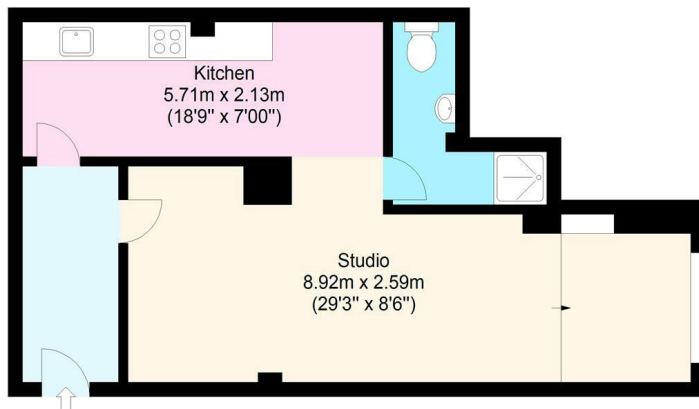
These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed and they do not constitute an offer or contract. Any intending purchaser must rely on their own inspection and enquiries. All measurements, areas and distances are approximate and are for 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.



## City View House

### Ground Floor

Approx. 50.6 sq. meters (544.7 sq. feet)



Total area: approx. 50.6 sq. meters (544.7 sq. feet)  
For illustration purposes only - not to scale  
[www.lpaplus.com](http://www.lpaplus.com)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<b>Energy Efficiency Rating</b>			
Very energy efficient - lower running costs			
A (92 plus)			
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	
78		51	