



125 Mansford Street, London, E2 6NQ
£550,000

Elms Estates are delighted to be able to offer to the market for sale this Amazing Three Bedroom Maisonette.

The Property is located within Walking Distance of Bethnal Green Tube Station and also benefits hugely from the many small Green Spaces around and the Relaxed, Cool Feel of Columbia Road Flower Market will make for wonderful lazy Sunday morning strolls while the vibrant Broadway Market is within easy reach offering an array of shops and dining experiences. 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 is bright and spacious throughout, with the ground floor offering a large open plan reception/kitchen area which is perfect for entertaining guests and a separate w/c for convenience. On the first floor you have three good size bedrooms with bedroom one benefiting from built in storage and a modern family bathroom.

Adrian Boulton House 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/Kitchen

28'6" x 16'0" (8.7 x 4.9)

W/C

Bedroom One

13'9" x 9'10" (4.2 x 3.0)

Bedroom Two

12'5" x 8'10" (3.8 x 2.7)

Bedroom Three

9'10" x 6'6" (3.0 x 2.0)

Bathroom

Material Information

Tenure: Leasehold

Length Of Lease: Approx 84 Years remaining

Annual Ground Rent: £10.00 Per year

Annual Service Charge: Approx £2,670.81 Per Year

Council Tax Band: C

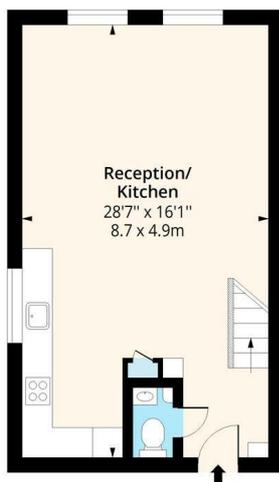
Marketing Disclaimer

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.



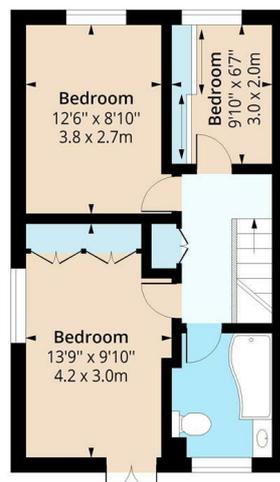
Adrian Boulton House, E2

Approx. Gross Internal Area 918 Sq Ft - 85.28 Sq M



Second Floor

Floor Area 459 Sq Ft - 42.64 Sq M



Third Floor

Floor Area 459 Sq Ft - 42.64 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: 1/7/2025

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
78	81		

Very energy efficient - lower running costs

Very environmentally friendly - lower CO₂ emissions

Not energy efficient - higher running costs

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC