elms
ESTATES



Palmers Road, London, , E2 0TD

£180,000

Elms Estates are delighted to be able to offer to the market For Sale this spacious and well-presented two bedroom seventh floor apartment, ideally situated within this sought-after modern development on Palmers Road, E2.

Perfectly positioned between Bow and Bethnal Green, the property is exceptionally well located for access to some of East London's most desirable destinations. Mile End Underground Station, Bow Road Underground Station and Bow Church DLR Station are all within easy reach, providing swift connections to Canary Wharf, The City, Stratford and beyond. The vibrant amenities of Victoria Park, Roman Road Market, Westfield Stratford City and the Queen Elizabeth Olympic Park are all conveniently accessible, offering an excellent range of shopping, leisure and recreational facilities.

Occupying a prominent seventh floor position, the apartment offers bright and well-proportioned accommodation throughout. The welcoming entrance hall benefits from useful built-in storage and leads through to a generous reception room. The separate fitted kitchen is well arranged with a range of modern wall and base units together with ample work surface space.

The property boasts two well-proportioned bedrooms, including a spacious master bedroom with direct access to the private balcony. The second bedroom provides excellent versatility, making an ideal guest room, home office. The main bedroom enjoy access to the impressive private balcony, which extends across the rear of the apartment and provides an excellent outdoor entertaining space with elevated views. Completing the accommodation is a contemporary family bathroom fitted with a three-piece suite.







Reception
17'0" x 9'10" (5.2 x 3.0)

Kitchen
10'2" x 6'10" (3.1 x 2.1)

Balcony

Bedroom One
16'8" x 9'10" (5.1 x 3.0)

Bedroom Two
11'9" x 6'10" (3.6 x 2.1)

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

Material Information
Tenure: Leasehold
Length Of Lease: Approx 107 Years remaining
Annual Service Charge: £2,646.48
Monthly Rent: £867.77 (Based on 40%)
Council Tax Band: D

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.



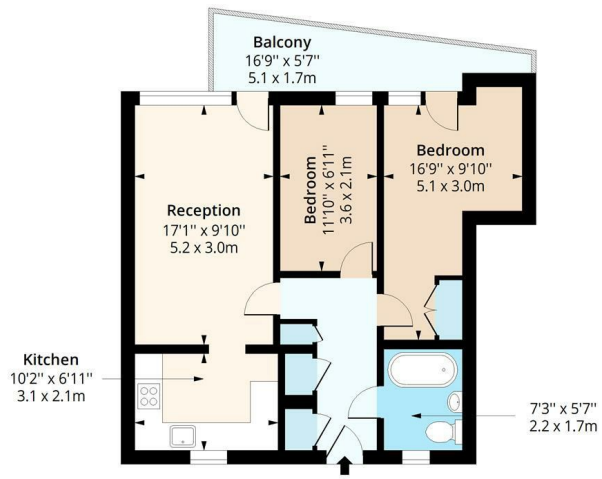




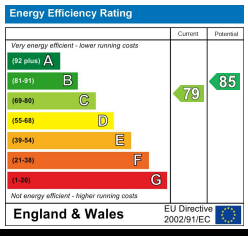


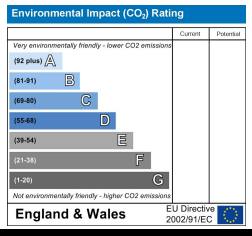


Palmers Road E2
Approx. Gross Internal Area 610 Sq Ft - 56.67 Sq M
Approx. Gross Balcony Area 86 Sq Ft - 7.99 Sq M



Seventh Floor
Floor Area 610 Sq Ft - 56.67 Sq M





RICS 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: 14/11/2026

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