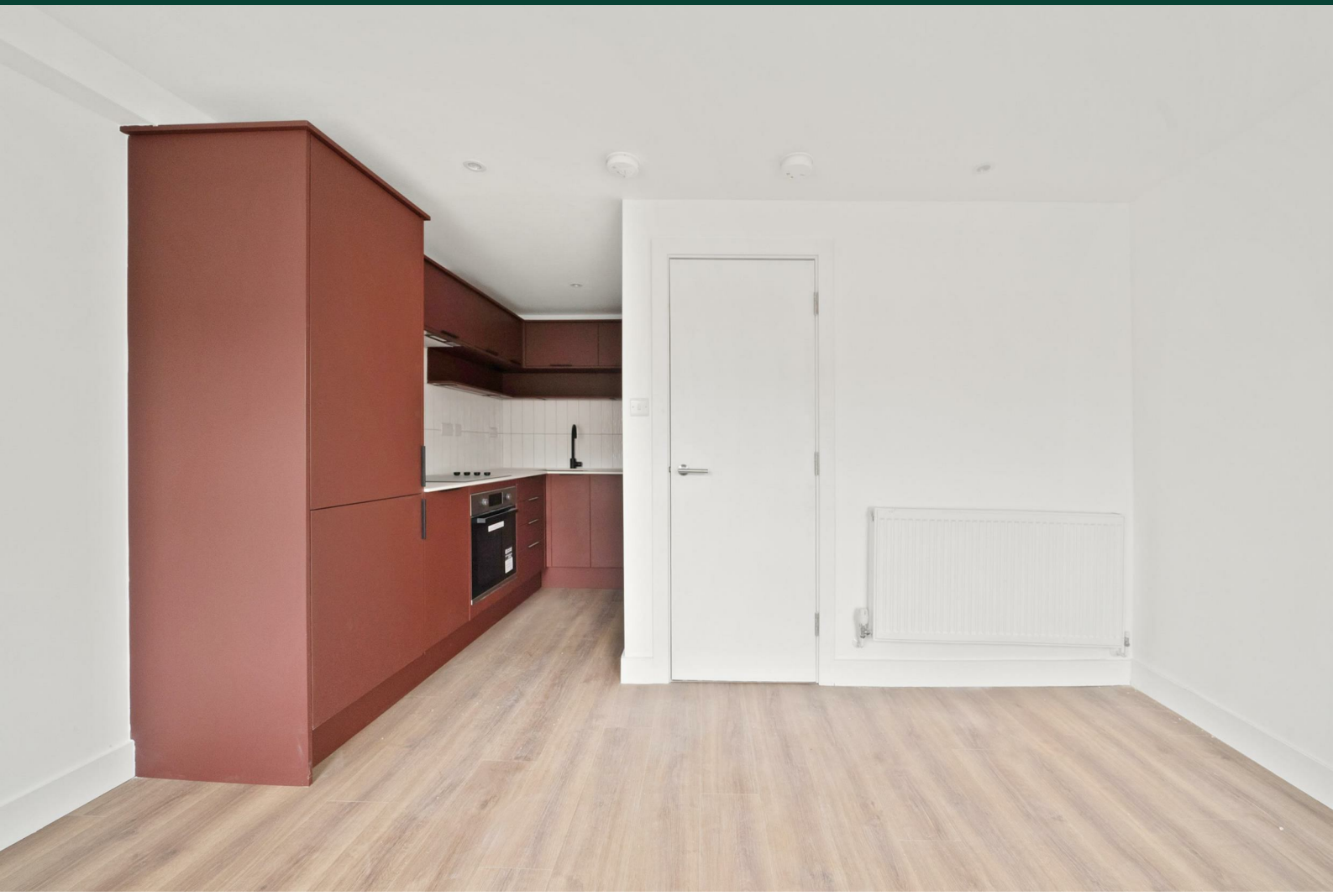
elms
ESTATES



425a Bethnal Green Road, London, , E2 0AN

£625,000

Elms Estates are delighted to bring to the market For Sale this Spacious Three Bedroom Split Level Apartment located just moments from Bethnal Green Station.

The property is located on Bethnal Green Road and is only a few hundred meters from Bethnal Green (Central Line) Tube Station and Bethnal Green (London Overground) Train Station is also a short walk away. Being 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.

Internally the property is bright and spacious throughout with an open plan reception/kitchen area, contemporary shower room and bedroom to the second floor. To the third floor there is two further bedrooms and a modern family bathroom. The property is modern, beautifully presented and finished to a high standard.

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
17'0" x 13'1" (5.2 x 4.0)

Shower Room

Bedroom One
13'1" x 9'2" (4.0 x 2.8)

Bedroom Two
12'5" x 9'6" (3.8 x 2.9)

Bedroom Three
7'2" x 6'2" (2.2 x 1.9)

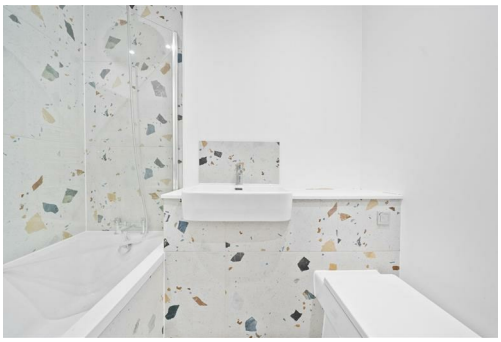
Bathroom

Material Information
Tenure: Leasehold
Length Of Lease: 125 Years Remaining
Annual Ground Rent: £250.00 Per Year
Annual Service Charge: £500.00 Per Year
Council Tax Band: C

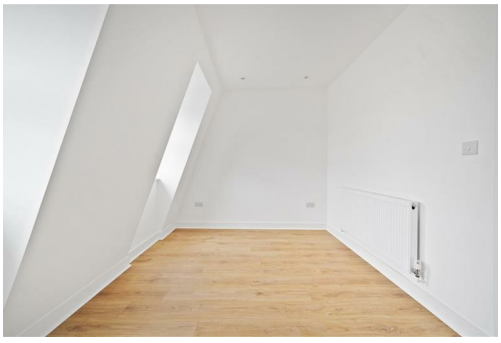
Marketing Disclaimer
These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed and they do not constitute an offer or contract. Any intending purchaser must rely on their own inspection and enquiries. All measurements, areas and distances are approximate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



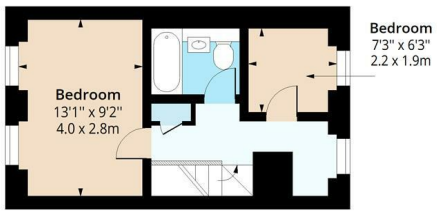




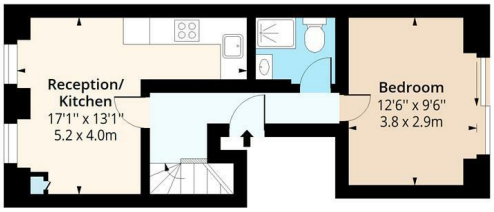




Bethnal Green Road, E2
Approx. Gross Internal Area 701 Sq Ft - 65.12 Sq M



Third Floor
Floor Area 310 Sq Ft - 28.80 Sq M



Second Floor
Floor Area 391 Sq Ft - 36.32 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.

lpaplus.com

Date: 1/10/2024

