



Pritchards Road, London, , E2 9BQ

£335,000

GUIDE PRICE £335,000 - £360,000 Elms Estates are Hugely Excited to be able to offer for Sale this amazing One Bedroom Apartment situated just moments from Broadway Market.

The property is situated on Pritchard's Road with excellent access to the Vibrant Broadway Market that offers an array of shops and dining experiences. You will also be placed between the Beautiful Open Spaces of Haggerston Park and London Fields and with the Regents Canal at the end of the Road a short Scenic Walk will find you enjoying the Relaxed, Cool Feel of Victoria Park and the weekly Farmers Market will make for wonderful lazy Sunday morning strolls. 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.

Transport wise, you are within easy reach of multiple bus routes into the City, West End and beyond and both Bethnal Green Tube and Cambridge Heath Overground Stations are within walking distance.

Internally the property has a bright and spacious reception room, separate kitchen, double bedroom and a contemporary bathroom.

Atkinson House is offered to the market on a CHAIN FREE basis. 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 Room

13'1" x 11'9" (4.0 x 3.6)

Kitchen

9'2" x 7'6" (2.8 x 2.3)

Bedroom

12'1" x 9'6" (3.7 x 2.9)

Bathroom

Material Information

Tenure: Leasehold

Length Of Lease: Approx 88 Years remaining

Annual Service Charge: £2,304.00

Annual Ground Rent: £10.00

Council Tax Band: B

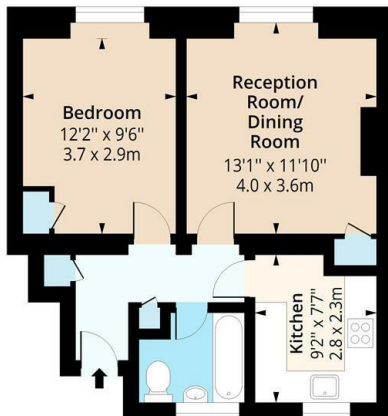
Marketing Disclaimer

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.



Atkinson House, Pritchards Road, E2

Approx. Gross Internal Area 481 Sq Ft - 44.68 Sq M



Ground Floor

Floor Area 481 Sq Ft - 44.68 Sq M

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

Energy Efficiency Rating: 63 (Current), 75 (Potential)