



## Old Bethnal Green Road, London, , E2 6QY

**£450,000**

GUIDE PRICE £450,000 - £475,000 Elms Estates are absolutely delighted to be able to offer For Sale this Spacious Three Bedroom Apartment positioned on the First Floor.

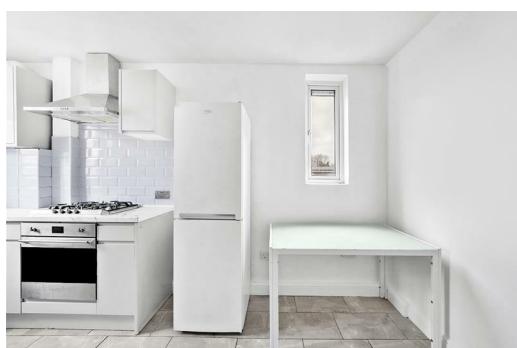
Ajax House is situated just off Old Bethnal Green Road and offers excellent access to both Bethnal Green Underground Station (Central Line) and Cambridge Heath Overground Station which is only two stops into Liverpool Street. There are also multiple bus routes into the City, West End and beyond.

Additionally the Glorious Victoria Park is within easy reach and offers Beautiful Open Spaces and Miles of Scenic Walks. The Relaxed, Cool Feel of Victoria Park Farmers Market will make for wonderful lazy Sunday morning strolls while the vibrant Broadway Market is also a short walk away and offers 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 a large reception room, Separate kitchen with space to dine, Three spacious bedrooms and a bathroom with separate W/c.

Ajax 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

11'5" x 8'10" (3.5 x 2.7)

## Kitchen

13'9" x 8'6" (4.2 x 2.6)

## Bedroom One

11'5" x 10'9" (3.5 x 3.3)

## Bedroom Two

11'5" x 11'1" (3.5 x 3.4)

## Bedroom Three

11'5" x 8'10" (3.5 x 2.7)

## Bathroom

## W/C

## Material Information

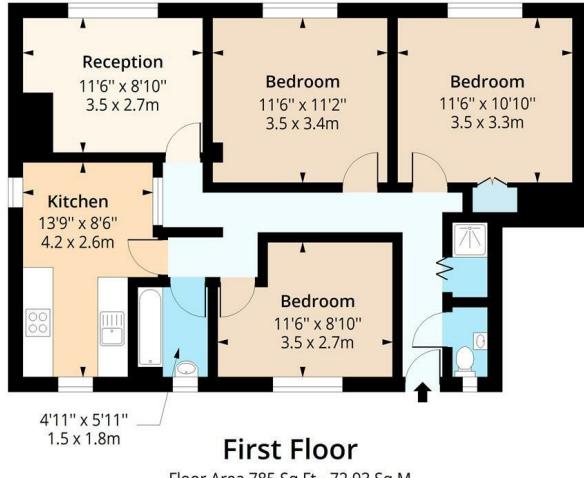
Tenure: Leasehold

Length Of Lease: Approx 88 Years remaining

Annual Ground Rent: £10.00 Per year

Annual Service Charge: £2,632.27 Per Year

Council Tax Band: C



First Floor

Floor Area 785 Sq Ft - 72.93 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.

Date: 10/1/2026



ipaplus.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-80) B			
(70-69) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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