



## Roman Road, London, , E2 0QN £250,000

GUIDE PRICE £250,000 - £265,000 Elms Estates are Hugely Excited to be able to offer to the Market For Sale this Spacious Studio Apartment situated within a short walk of either Bethnal Green (Central Line) or Stepney Green (District Line) Tube Stations.

Roman Road is superbly located within a 5 minute walk of Bethnal Green tube (central line, zone 2). The property is nestled in an attractive residential area with great independent pubs, shops and restaurants. Also within a short walk is the glorious open spaces of Victoria Park along with the beautiful Regents Canal. In the area is also Broadway Market, Brick Lane and Columbia Road Flower Market.

The property offers bright and spacious living accommodation with the living and kitchen area open plan and separate bathroom.

Roman Road is offered to the market CHAIN FREE and an early internal viewing is highly recommended in order to avoid disappointment.



## Studio area

## Kitchen

## Bathroom

### Material Information

Tenure: Leasehold

Length Of Lease: Approx 125 Years remaining

Annual Ground Rent: £0 Per year

Annual Service Charge: £500.00 Per Year

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.

