elms
ESTATES



Florida Street, London, , E2 6LP

£300,000

Guide Price £300,000 - £325,000 Elms Estates are delighted to present to the market this beautifully refurbished One Bedroom Second Floor Apartment, offered to the market CHAIN FREE.

Thoughtfully reimagined and renovated by two architects, this exceptional home combines contemporary design with practical living, creating a stylish and highly functional apartment finished to an outstanding standard throughout.

Situated in a highly sought-after East London location, the property enjoys excellent access to a vibrant selection of independent cafés, restaurants, bars and local shops, while some of London's most popular green spaces, including Victoria Park, are within easy walking distance. The area offers the perfect balance of city living and access to nature, with a strong sense of community and a wealth of leisure and cultural amenities nearby, with Columbia Road market only a 10 minute walk away.

Transport links are excellent, with a number of nearby stations and bus routes providing easy access into The City, Canary Wharf and a direct coach to Stansted Airport located on Bethnal Green's high st, making it ideal for commuters and professionals alike.

Internally, the apartment has undergone a comprehensive refurbishment and is presented in immaculate condition. The accommodation comprises a bright south-facing reception room with







Reception
16'4" x 9'10" (5.0 x 3.0)

Kitchen
11'5" x 7'2" (3.5 x 2.2)

Bedroom
11'9" x 7'10" (3.6 x 2.4)

Shower Room
8'2" x 4'3" (2.5 x 1.3)

Material Information
Tenure: Leasehold
Length Of Lease: Approx 85 Years remaining
Annual Service Charge: £2,667.96
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.



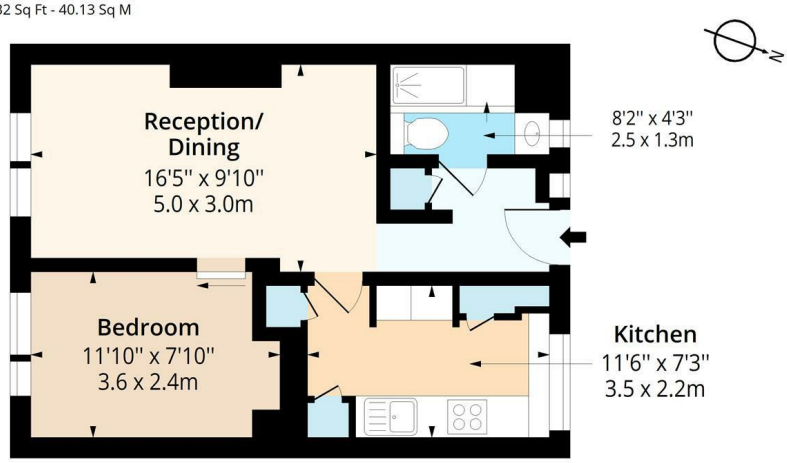




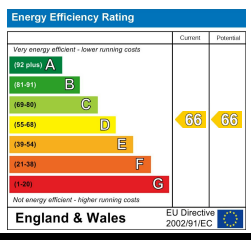


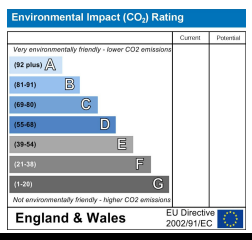


Florida Street E2
Approx. Gross Internal Area 432 Sq Ft - 40.13 Sq M



Second Floor
Floor Area 432 Sq Ft - 40.13 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: 2/6/2026

lpaplus.com