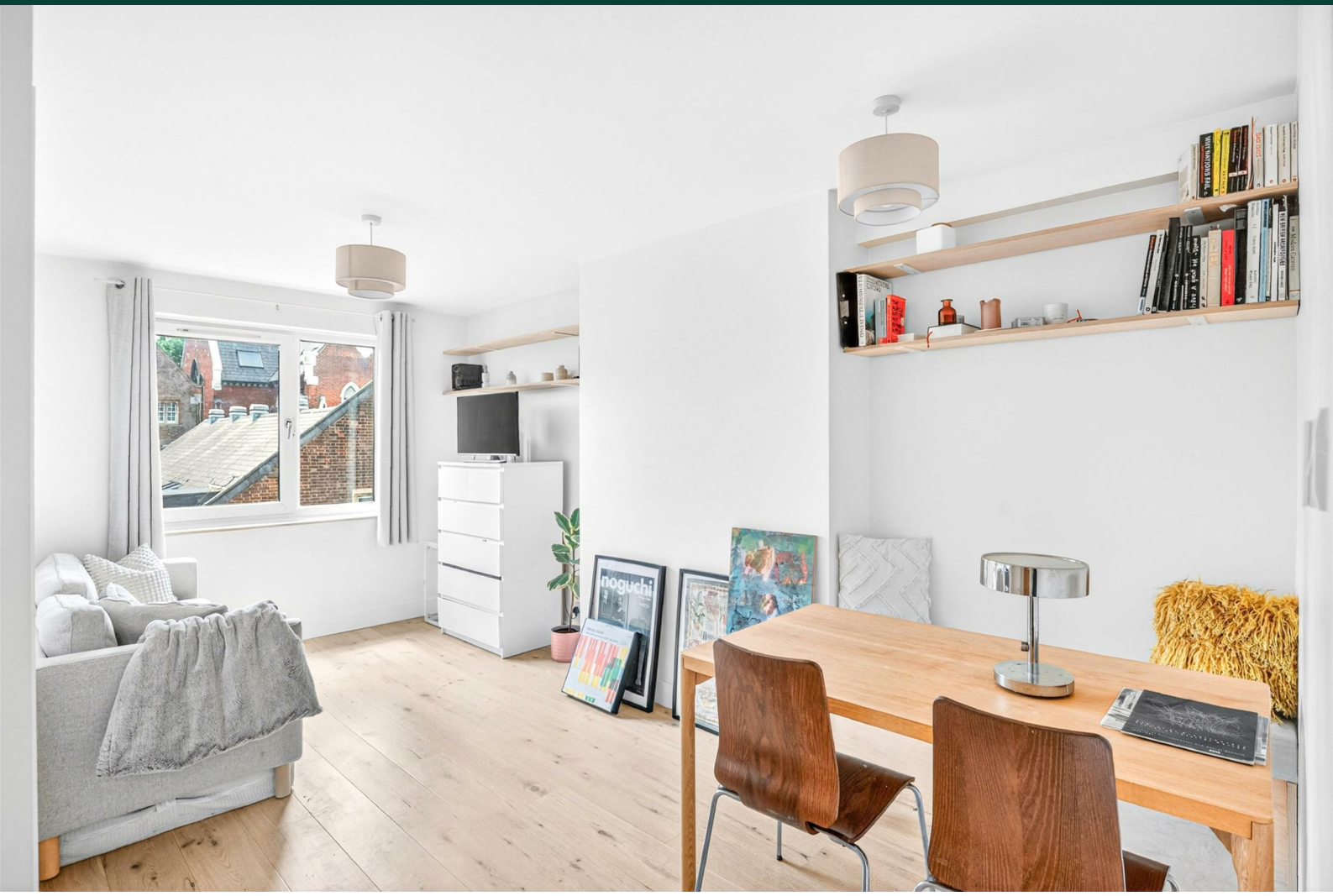
elms
ESTATES



Florida Street, London, , E2 6LP

£300,000

Guide Price £300,000 - £325,000 Elms Estates are delighted to offer to the market this beautifully refurbished one-bedroom second-floor apartment, offered to the market CHAIN FREE.

Perfectly positioned between Bethnal Green and Shoreditch, the property is within easy walking distance of Columbia Road Flower Market, Victoria Park and a fantastic selection of independent cafés, restaurants and local amenities. Excellent transport links include Bethnal Green Underground and Overground Stations, providing swift access to The City, Canary Wharf and Stratford.

The apartment comprises a bright reception/dining room, a contemporary fitted kitchen, a generous double bedroom, a stylish shower room and excellent built-in storage throughout.

Thoughtfully redesigned and finished to a high standard, the property further benefits from underfloor heating, bespoke storage solutions and attractive views towards the City skyline.

An ideal first-time purchase, pied-à-terre or buy-to-let investment in one of East London's most sought-after locations.

For further information or to arrange a viewing, please contact one of our Property Consultants.







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

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

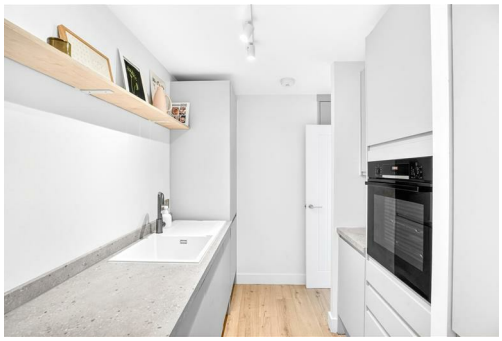
Bedroom
11'9" x 7'10" (3.6 x 2.4)

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.



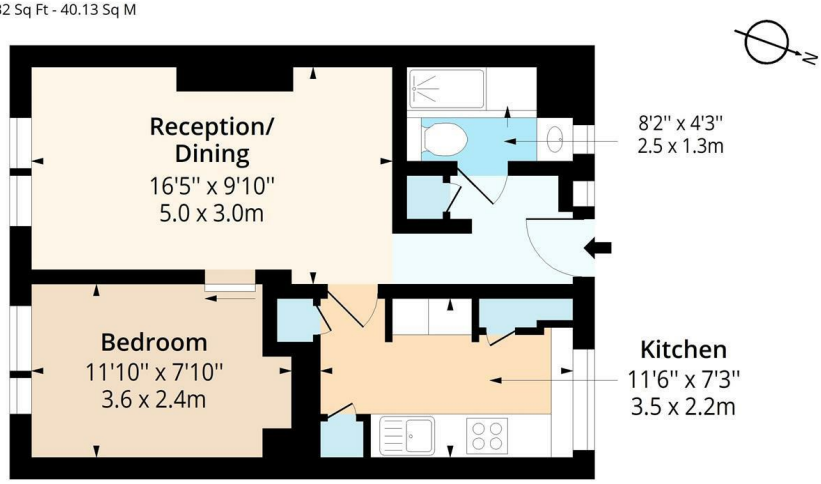




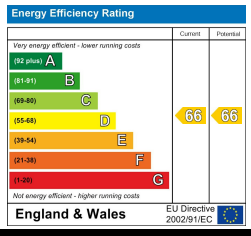


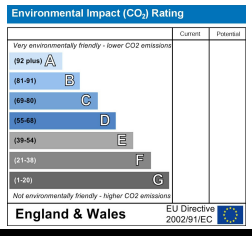


Florida Street E2
Approx. Gross Internal Area 432 Sq Ft - 40.13 Sq M



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.

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