



331 Bethnal Green Road, London, , E2 6LJ

£400,000

GUIDE PRICE £400,000 - £435,000 Elms Estates are delighted to be able to offer to the market For Sale this amazing Two Double Bedroom Apartment situated within this beautiful Church Conversion.

St James Court is located just off of Bethnal Green Road within Walking Distance of Bethnal Green Tube Station while benefiting from the many small Green Spaces around and the Relaxed, Cool Feel of Columbia Road Flower Market will make for wonderful lazy Sunday morning strolls while the vibrant Broadway Market is within easy reach offering 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 offers spacious living accommodation while still obtaining some lovely features, Separate kitchen, Two double bedrooms and bathroom. The property is offered to the market on a CHAIN FREE basis.

St James Court really does offer a unique and rare property purchase. 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
20'4" x 9'10" (6.2 x 3.0)

Kitchen
9'10" x 4'11" (3.0 x 1.5)

Bedroom One
15'5" x 9'10" (4.7 x 3.0)

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

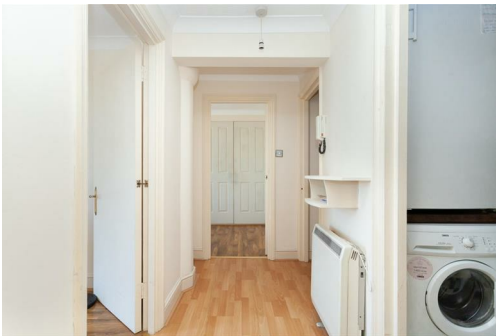
Bathroom

Material Information

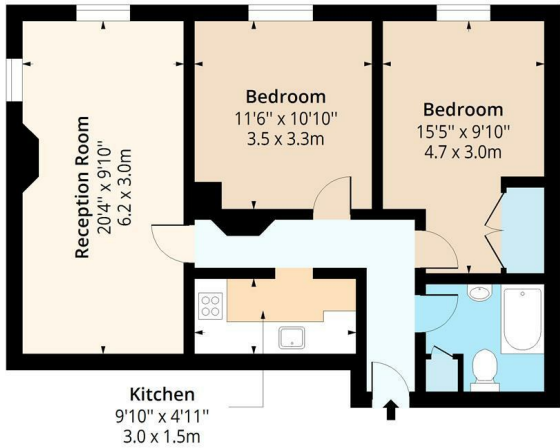
Tenure: Leasehold
Length Of Lease: Approx 151 Years remaining
Annual Ground Rent: £75.00 Per year
Annual Service Charge: £3,331.20 Per Year
Council Tax Band: C

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.



St James Court, E2
Approx. Gross Internal Area 672 Sq Ft - 62.43 Sq M



Second Floor

Floor Area 672 Sq Ft - 62.43 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 ft.

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