



Roman Road
London, E2 0LT

£375,000



Guide Price £375,000 - £400,000 Elms Estates are absolutely delighted to be able to bring to the market For Sale this Amazing Two Double Bedroom apartment offered to the market on a CHAIN FREE basis.

The property is situated on Roman Road and offers excellent access to both Bethnal Green Tube Station (Central Line), Stepney Green Station (District 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. Walking to Liverpool Street is only 35mins.

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 benefitting from a large reception room, Separate kitchen, Two double bedrooms and contemporary Shower room.

The property is offered to the market on a CHAIN FREE BASIS

Internal viewing of this property is a must and early viewing is highly recommended in order to avoid disappointment.



Reception

17'4" x 10'5" (5.3 x 3.2)



Kitchen

10'5" x 8'6" (3.2 x 2.6)



Bedroom One

17'4" x 10'5" (5.3 x 3.2)



Bedroom Two

14'5" x 8'6" (4.4 x 2.6)



Shower room

Material Information

Tenure: Leasehold

Length Of Lease: 92 Years Remaining

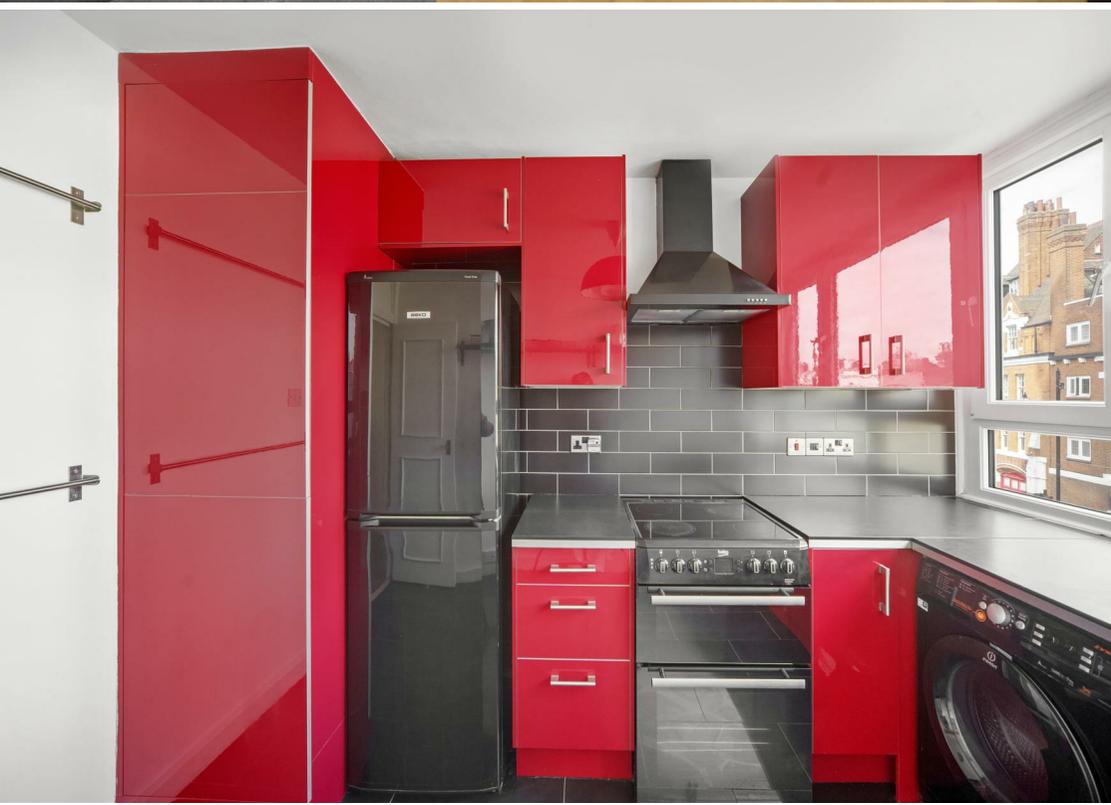
Annual Ground Rent: £100.00 Per Year

Annual Service Charge: £2,750.00 Per Year

Council Tax Band: C

Marketing Disclaimer

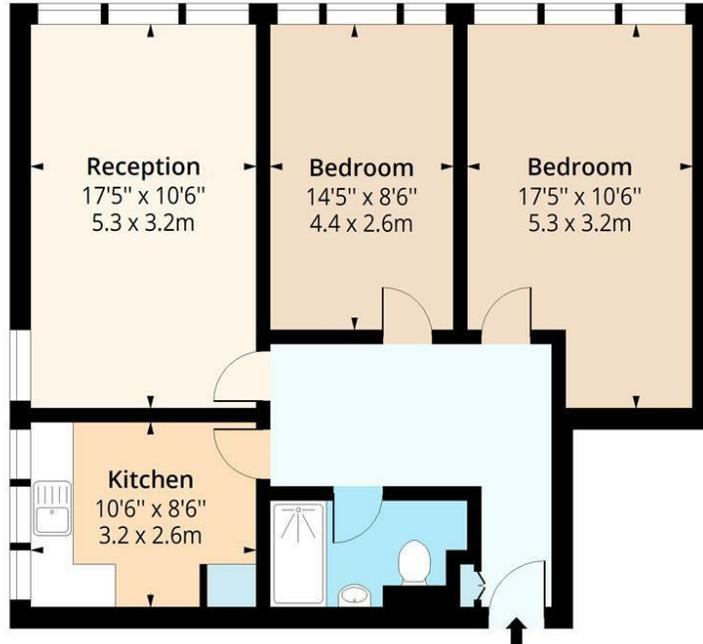
These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed and they do not constitute an offer or contract. Any intending purchaser must rely on their own inspection and enquiries. All measurements, areas and distances are approximate and are for 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.





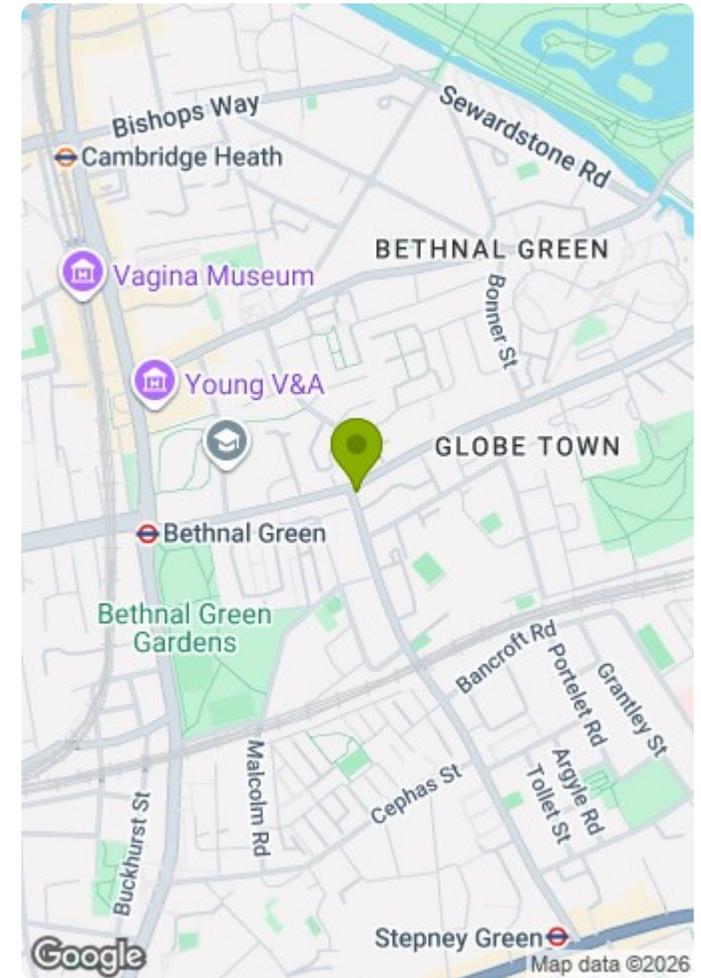
Roman Road, E2

Approx. Gross Internal Area 769 Sq Ft - 71.44 Sq M



First Floor

Floor Area 769 Sq Ft - 71.44 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.

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Date: 4/8/2025

