



Ellsworth Street, London, , E2 0AT

£425,000

GUIDE PRICE £425,000 - £450,000 Elms Estates are pleased to bring to the market for Sale this TWO bedroom apartment within a short walk of Bethnal Green (Central Line) Underground Station.

Barnard House is located in the heart of Bethnal Green within walking distance to Bethnal Green Underground & Overground station but also with multiple bus routes in to the City, West End and beyond and additionally the Glorious Victoria Park is within a short walk 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. 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 with a large reception room which gives you access to the balcony, separate fitted kitchen, two double bedrooms with built in storage and bathroom with a separate w/c.

Barnard House is offered to the market on a CHAIN FREE basis.

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our Property Consultants.



Reception
15'5" x 11'5" (4.7 x 3.5)

Kitchen
9'2" x 8'2" (2.8 x 2.5)

Bedroom One
14'5" x 8'10" (4.4 x 2.7)

Bedroom Two
11'1" x 9'2" (3.4 x 2.8)

Bathroom
9'2" x 4'7" (2.8 x 1.4)

W/C

Balcony

Material Information

Tenure: Leasehold
Length Of Lease: 83 Years Remaining
Annual Ground Rent: £10.00 Per Year
Annual Service Charge: £1,910.40 Per Year
Council Tax Band: B

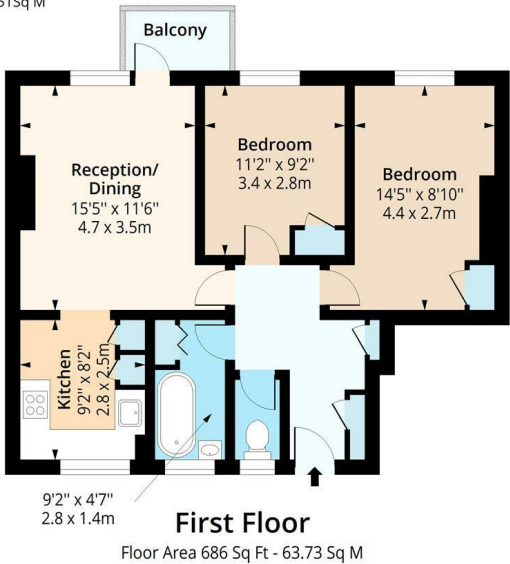
Marketing Disclaimer

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.



Barnard House, E2

Approx. Gross Internal Area 686 Sq Ft - 63.73 Sq M
Approx. Gross Balcony Area 27 Sq Ft - 2.51 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: 23/1/2026

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		