



Moody Street, London, , E1 4BZ
£350,000

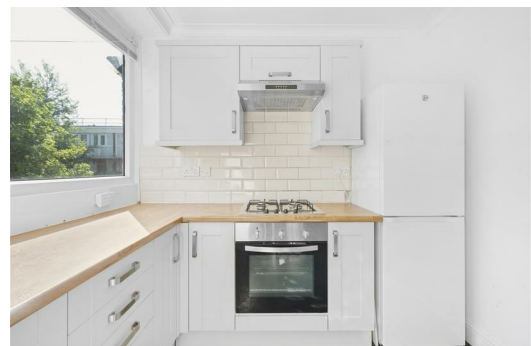
Elms Estates are delighted to be able to offer to the market for sale this Spacious Two Bedroom Maisonette with its very own Balcony.

The property is located on a quite residential street but still within easy reach of good public transport links with Stepney Green (Hammersmith & City and District Lines) Tube Station within a short walk along with multiple bus routes in to the City, West End and beyond easily accessible.

Internally the property is bright and spacious throughout with a large reception room which leads to the balcony, Separate kitchen, Two well proportioned bedrooms and a modern bathroom.

Moody Street is offered to the market on a CHAIN FREE basis. 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

15'8" x 10'5" (4.8 x 3.2)

Kitchen

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

Balcony

Bedroom One

16'0" x 7'10" (4.9 x 2.4)

Bedroom Two

14'9" x 8'10" (4.5 x 2.7)

Bathroom

Material Information

Tenure: Leasehold

Length Of Lease: Approx 88 Years remaining

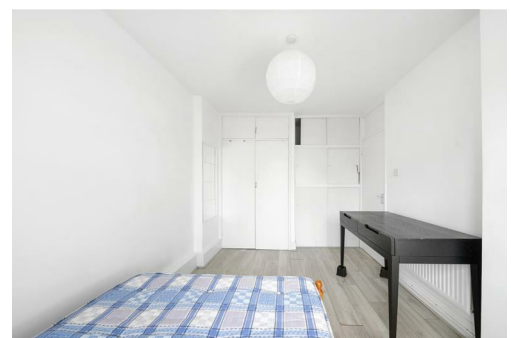
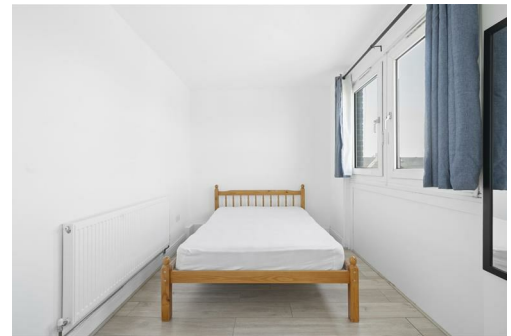
Annual Service Charge: £2,168.32

Annual Ground Rent: £10.00

Council Tax Band: C

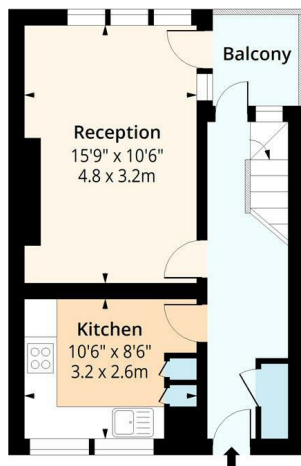
Marketing Disclaimer

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.



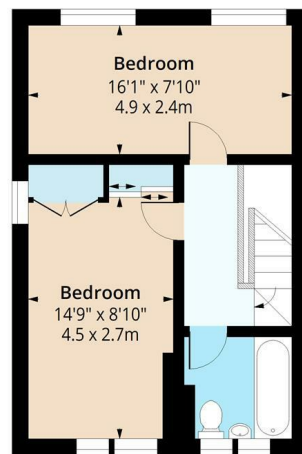
Moody Street, E1

Approx. Gross Internal Area 779 Sq Ft - 72.37 Sq M
Approx. Gross Balcony Area 29 Sq Ft - 2.69 Sq M



Second Floor

Floor Area 373 Sq Ft - 34.65 Sq M



Third Floor

Floor Area 406 Sq Ft - 37.72 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: 14/5/2025

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Energy Efficiency Rating			
Very energy efficient - lower running costs			
[02 plus+] A			
[01-01] B			
[09-00] C			
[05-00] D			
[39-54] E			
[21-38] F			
[1-20] G			
Not energy efficient - higher running costs			
73		79	
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
[02 plus+] A			
[01-01] B			
[09-00] C			
[05-00] D			
[39-54] E			
[21-38] F			
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