



Victoria Park Square, London, , E2 9PE £700,000

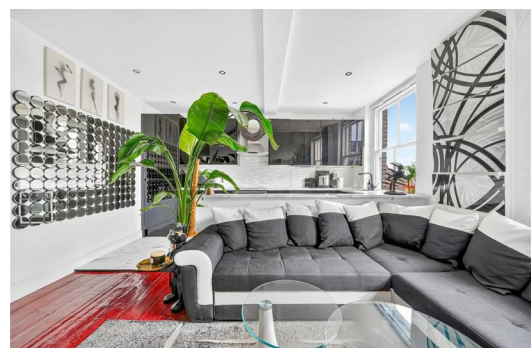
Guide Price £700,000 - £725,000 Elms Estates are delighted to be able to offer to the market For Sale, this rarely available Three Bedroom Duplex apartment located in the heart of Bethnal Green.

University House is Superbly Located on the beautiful tree-lined Victoria Park Square overlooking the Idyllic Museum Gardens. University House offers fantastic Transport Links with Bethnal Green (Central Line) Tube Station within a very short walk. In addition to the convenience of transport there is also a wealth of Local Amenities within easy reach with the Famous York Hall Public Baths at the end of the road and the glorious open spaces of Victoria Park within close proximity.

Internally the property is bright and spacious throughout with a large open plan reception/kitchen, Three well proportioned bedrooms with the main bedroom boasting a walk in wardrobe, Modern shower room and an additional wet room.

University House really does offer a unique and rare property purchase in a sought-after location and building. 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/Kitchen
21'11" x 16'8" (6.7 x 5.1)

Bedroom One
20'4" x 7'10" (6.2 x 2.4)

Walk In Wardrobe
7'10" x 7'6" (2.4 x 2.3)

Bedroom Two
10'9" x 8'6" (3.3 x 2.6)

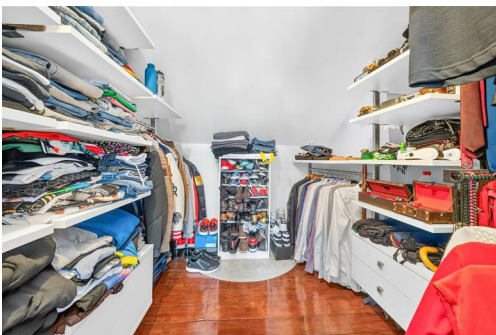
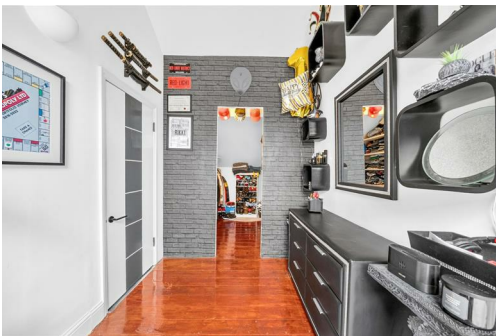
Bedroom Three
12'9" x 8'6" (3.9 x 2.6)

Shower Room
8'6" x 5'2" (2.6 x 1.6)

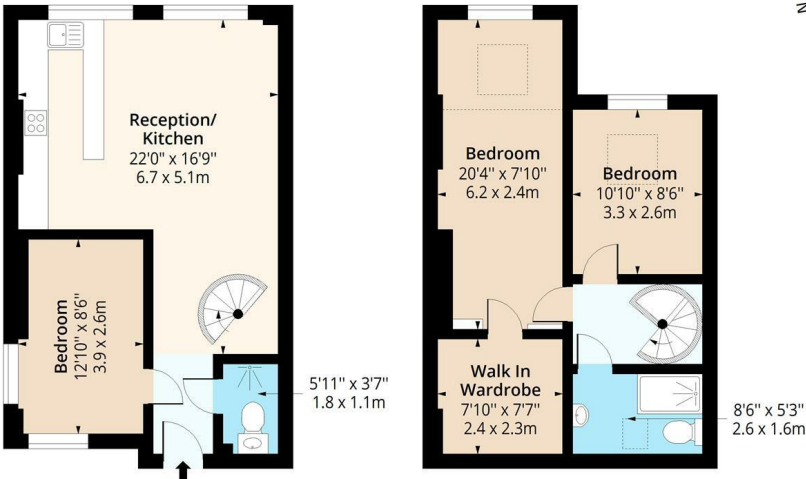
Wet Room
5'10" x 3'7" (1.8 x 1.1)

Material Information
Tenure: Share of Freehold
Length Of Lease: Approx 997 Years remaining
Annual Service Charge: £2,626.00
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.



University House E2
Approx. Gross Internal Area 917 Sq Ft - 85.19 Sq M



Third Floor
Floor Area 475 Sq Ft - 44.13 Sq M

Fifth Floor
Floor Area 442 Sq Ft - 41.06 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. Date: 19/6/2026

lpplus.com

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		