



Burnham Street, London, , E2 0JF

£350,000

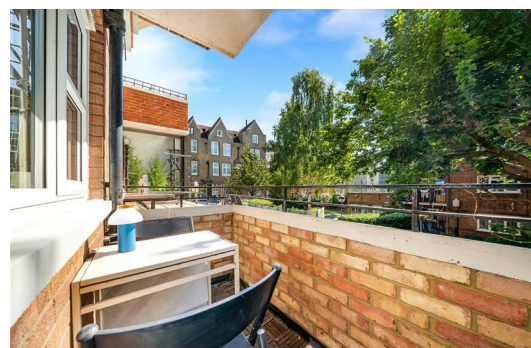
Guide Price £350,000 - £375,000 Elms Estates are delighted to be able to offer to the market For Sale this Stunning One Bedroom Apartment with a Balcony situated within this quiet cul-de-sac within the heart of Bethnal Green.

Burnham Street is superbly located just off Roman Road and within a short walk of Bethnal Green tube (central line, zone 2). The property is nestled in an attractive residential area with great independent pubs, shops and restaurants. Within a short walk are the glorious open spaces of Victoria Park along with the beautiful Regents Canal. In the area is also Broadway Market, Brick Lane and Columbia Road Flower Market.

Internally the property is bright and spacious throughout with a large reception room which gives you access to the balcony, Separate fitted kitchen, Double bedroom and a contemporary bathroom. The property also boast access to the large communal garden and bike storage.

Burnham Estate 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
12'9" x 12'5" (3.9 x 3.8)

Balcony
8'2" x 4'3" (2.5 x 1.3)

Kitchen
11'5" x 7'10" (3.5 x 2.4)

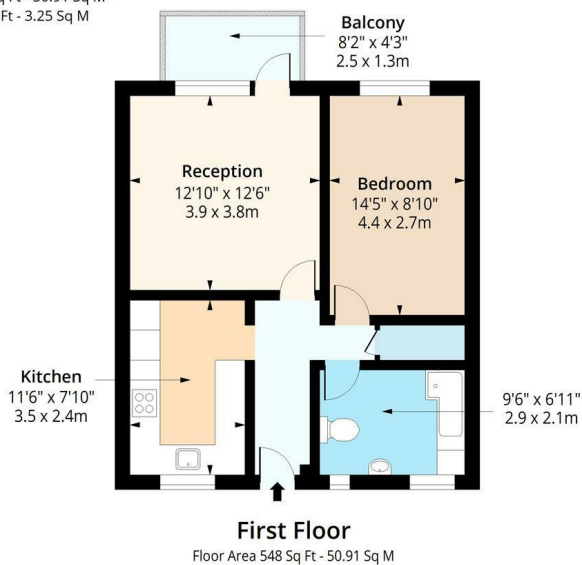
Bedroom
14'5" x 8'10" (4.4 x 2.7)

Bathroom
9'6" x 6'10" (2.9 x 2.1)

Material Information
Tenure: Share of Freehold
Length Of Lease: Approx 89 Years remaining
Annual Service Charge: £2,382.00
Annual Ground Rent: £0.99
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.

Burnham Estate E2
Approx. Gross Internal Area 548 Sq Ft - 50.91 Sq M
Approx. Gross Balcony Area 35 Sq Ft - 3.25 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.
lpplus.com
Date: 17/7/2026



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs			
80	82		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions			
England & Wales		EU Directive 2002/91/EC	