elms
ESTATES



Fellows Court, London, , E2 8LJ

£500,000

Elms Estates are delighted to offer to the market For Sale this Spacious Three Bedroom Maisonette situated in a convenient and well-connected location.

Fellows Court is located directly off of Hackney Road with multiple bus routes in to the City, West End and beyond. Hoxton Station (London Overground) is within a couple of minutes walk as well as the Green Space of Haggerston Park. Being located within the Heart of the East End you will enjoy 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 open plan reception/kitchen, Study and w/c all arranged on the ground floor. Moving up to the first floor there are three bedrooms and a family bathroom.

An early internal inspection is highly recommended to fully appreciate everything this property has to offer.

For more information or to arrange a viewing, please do not hesitate to call and speak with one of our property consultants.







Open Plan Reception/Kitchen Area
29'8" x 8'4" (9.05 x 2.56)

Bedroom One
14'11" x 8'5" (4.56 x 2.59)

Bedroom Two
13'10" x 8'5" (4.23 x 2.59)

Bedroom Three
10'1" x 6'4" (3.09 x 1.95)

Study
13'1" x 6'4" (3.99 x 1.95)

Bathroom
9'11" x 6'9" (3.04 x 2.06)

Downstairs WC

Material Information
Tenure: Leasehold
Length Of Lease: Approx 86 Years remaining
Annual Service Charge: £2,984.07
Annual Ground Rent: £9.00
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.





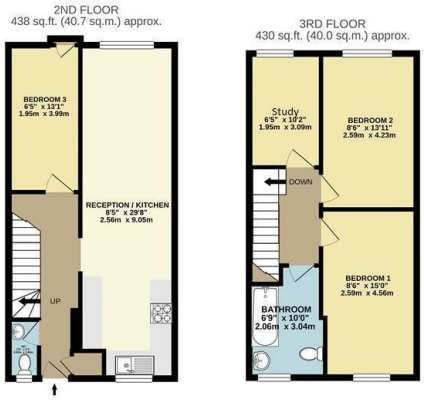






Fellows Court, E2

Approximate Gross Internal Area 868 sq. ft - 80.7 sq. m.



2nd Floor Flat
Total Floor Area 868 sq. ft. - 80.7 sq. m. Approx.

For Illustration Purposes Only - Not To Scale.
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