



## Exmoor House, LONDON, , E3 5DW

### £450,000

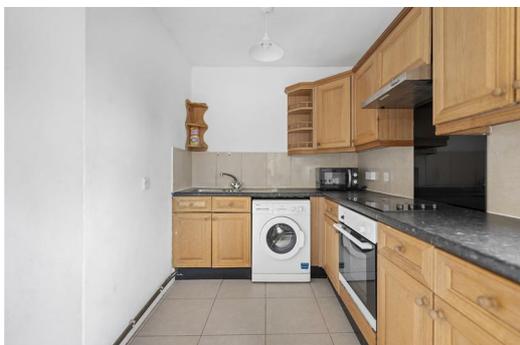
GUIDE PRICE £450,000 - £475,000 Elms Estates are pleased to offer to the market For Sale this amazing THREE Bedroom split level maisonette situated over the second and third floor.

The property is located on a quiet street and is within a short walk to Mile End and Bethnal Green underground Stations as well as being within short walking distance to local amenities. In addition to these there are Multiple Bus Routes in to the City, West End and beyond.

The property has a spacious living area with separate kitchen situated on the ground floor, Three good size bedrooms located on the first floor with the added bonus of the shower room on the first floor and an additional w/c on the ground floor.

The property 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 Room

10'9" x 7'6" (3.3 x 2.3)

### Second Reception Room

10'5" x 8'2" (3.2 x 2.5)

### Kitchen

16'8" x 10'2" (5.1 x 3.1)

### Bedroom One

14'9" x 9'10" (4.5 x 3.0)

### Bedroom Two

12'9" x 8'10" (3.9 x 2.7)

### Bedroom Three

9'10" x 6'10" (3.0 x 2.1)

### Shower Room

### W/c

### Material Information

Tenure: Leasehold

Length Of Lease: Approx 86 Years remaining

Annual Ground Rent: £10.00 Per year

Annual Service Charge: approx. £2,400.00

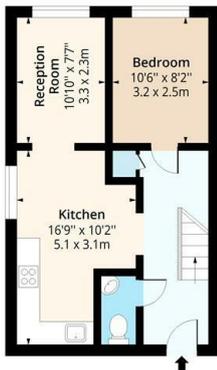
Council Tax Band: C

### 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.

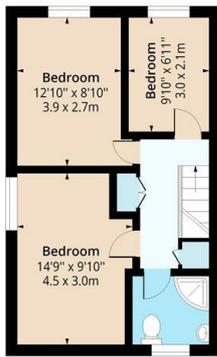
### Gernon Road, E3

Approx. Gross Internal Area 924 Sq Ft - 85.84 Sq M



Second Floor

Floor Area 462 Sq Ft - 42.92 Sq M



Third Floor

Floor Area 462 Sq Ft - 42.92 Sq M

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. lpaplus.com



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(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 <sub>2</sub> emissions	
EU Directive 2002/91/EC	80	EU Directive 2002/91/EC	
England & Wales		England & Wales	