



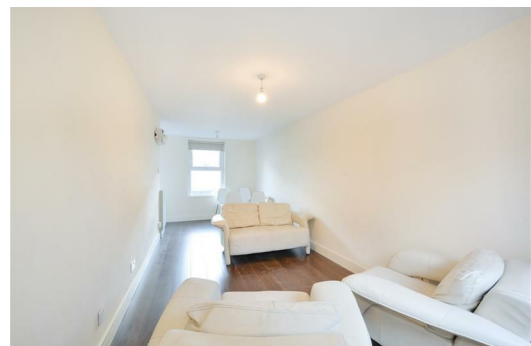
Roman Road, London, , E2 0QN
£285,000

Elms Estates are Hugely Excited to be able offer to the Market For Sale this Spacious One Bedroom first floor apartment situated within a short walk of either Bethnal Green (Central Line) or Stepney Green (District Line) Tube Stations.

Roman Road is superbly located within a 5 minute 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. Also within a short walk is 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.

The property offers bright and spacious accommodation with an open plan Reception/Kitchen area, Double bedroom and shower room.

Roman Road is offered to the market CHAIN FREE and an early internal viewing is highly recommended in order to avoid disappointment.



Reception

Kitchen

Bedroom

Shower room

Material Information

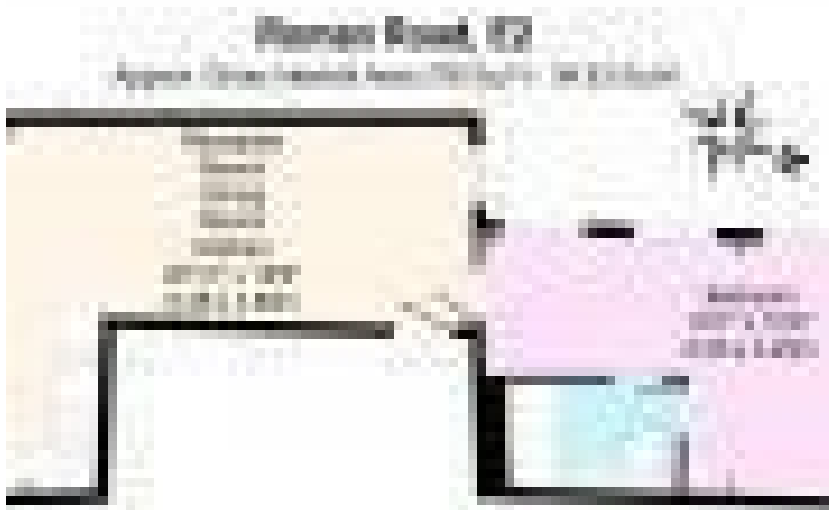
Tenure: Leasehold

Length Of Lease: Approx 125 Years remaining

Annual Ground Rent: £0 Per year

Annual Service Charge: £500.00 Per Year

Council Tax Band: B



First Floor
Please Note: This is a 1st Floor Apartment. The ground floor is shared with other units.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
	71		
	53		
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	