



Old Bethnal Green Road, London, , E2 6QT £460,000

Elms Estates are absolutely delighted to be able to bring to the market For Sale this delightful Two Double Bedroom Ground Floor Apartment with its own small front garden leading directly to the front door.

Paris House is situated on Old Bethnal Green Road and offers excellent access to both Bethnal Green Tube Station (Central Line) and Cambridge Heath Overground Station which is only two stops into Liverpool Street. There are also multiple bus routes into the City, West End and beyond. Walking to Liverpool Street is only 35mins.

Additionally the Glorious Victoria Park is within easy reach and offers Beautiful Open Spaces and Miles of Scenic Walks. The Relaxed, Cool Feel of Victoria Park Farmers Market will make for wonderful lazy Sunday morning strolls while the vibrant Broadway Market is also a short walk away and offers an array of shops and dining experiences. This property really is set within the Heart of the East End with 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 extremely well presented and feels light and spacious throughout having recently undergone refurbishment by the current owners. The property Benefits from two double bedrooms, Spacious living space and separate kitchen, fully fitted to maximise storage space. The marble bathroom and hardwood floors complements the high-end finish throughout.



Lounge
14'1" x 11'5" (4.30 x 3.50)

Kitchen
9'2" x 7'10" (2.80 x 2.40)

Bedroom One
11'5" x 11'1" (3.50 x 3.40)

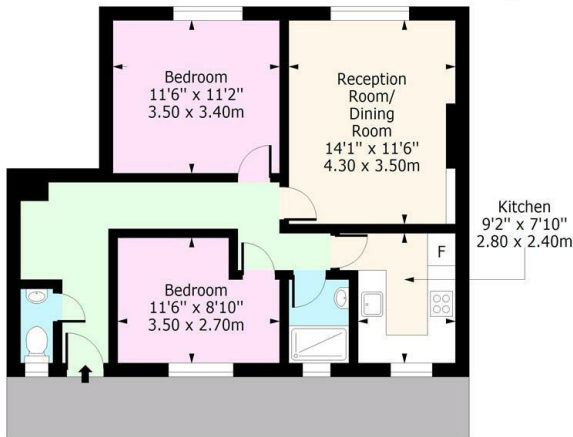
Bedroom Two
11'5" x 8'10" (3.50 x 2.70)

Shower Room

Separate W/c



Old Bethnal Green Road, E2
Approx. Gross Internal Area (Including Patio) 850 Sq Ft - 78.97 Sq M
Approx. Gross Internal Area (Excluding Patio) 667 Sq Ft - 61.96 Sq M



Ground Floor
Floor Area 667 Sq Ft - 61.96 Sq M

For Illustration Purposes Only - Not To Scale
www.lpeplus.com

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus+) A		Very environmentally friendly - lower CO ₂ emissions	
(81-91) B		(92 plus) A	
(69-80) C		(81-91) B	
(55-68) D		(69-80) C	
(39-54) E		(55-68) D	
(21-38) F		(39-54) E	
(1-20) G		(21-38) F	
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
	71	70	73