



## Hollybush Place, London, , E2 9QX

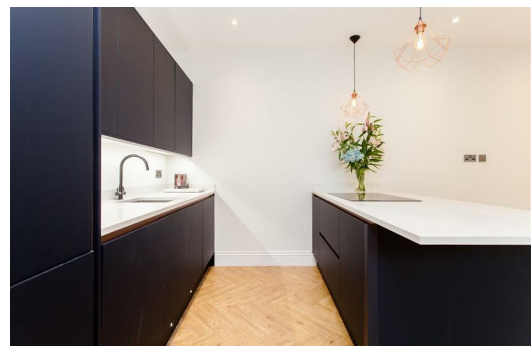
### £500,000

Elms Estates are absolutely delighted to bring to the market For Sale this Two-bedroom apartment which has been renovated through out to a very high standard.

Internally the property offers a very spacious open plan living/kitchen area with herringbone flooring throughout. The property boasts two double bedrooms and a three-piece bathroom suite.

Hollybush Place is located in the heart of Bethnal Green within walking distance to Bethnal Green Overground & Overground station but also with multiple bus routes in to the City, West End and beyond and additionally the Glorious Victoria Park is within a short walk 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. 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.

Hollybush Place is offered to the market on a Chain Free basis and really does offer a unique and rare property purchase. An early internal inspection is highly recommended in order to avoid disappointment.



**Lounge/Kitchen**  
20'11" x 13'5" (6.40 x 4.10)

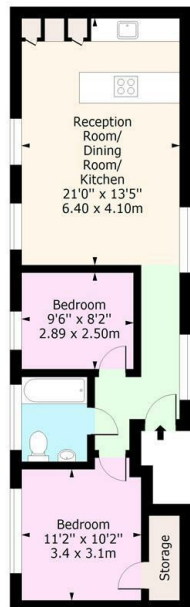
**Bedroom One**  
11'1" x 10'2" (3.4 x 3.1)

**Bedroom Two**  
9'5" x 8'2" (2.89 x 2.50)

**Bathroom**



**Hollybush Place, E2**  
Approx. Gross Internal Area 635 Sq Ft - 58.99 Sq M



**First Floor**  
Floor Area 635 Sq Ft - 58.99 Sq M

For illustration purposes only - Not To Scale  
www.ipaplus.com

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
77	77		
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	