



**£480,000**  
**Roman Road**  
London, E3 5QR



Offered for sale is this modern 2 double bedroom apartment spread over 3 levels set within a architecturally designed Victorian conversion on Roman Road.

The property features a ground floor entrance with stairs leading up to the 1st floor which features a contemporary fitted bathroom with bath plus monsoon shower.

There is a L-shaped open plan reception with Polyflor flooring, double glazed sash windows to the front and a modern fitted fully integrated kitchen.

The 2 double bedrooms are set on the top floor with sash windows.

The property is set on Roman Road which is located just a few moments walk from Victoria Park Village and Roman Road Market.

Both Bethnal Green and Mile End Underground Stations are close by as well as a number of bus routes.

Lease: 119 years remaining.

Service Charge: £0

Ground Rent: £150

Council Tax: Band C







|                                           |                                                |                                                     |
|-------------------------------------------|------------------------------------------------|-----------------------------------------------------|
|                                           | <b>Roman Road, E3</b>                          | <b>GROSS INTERNAL AREA</b><br>65.8 Sqm / 708.3 Sqft |
| <small>CAPTURE DATE</small><br>10/07/2019 | <small>LASER SCAN POINTS</small><br>24,074,074 |                                                     |



— Ground Floor — First Floor — Second Floor

|                                                                                                    |                                                                                                                                                                                                                                                                                       |                                                                                                                            |                                                                                                     |
|----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| <small>GROSS INTERNAL AREA</small><br>The interior of the property<br><b>65.8 Sqm / 708.3 Sqft</b> | <small>NET AREA (INTERNAL)</small><br>Excludes walls and external features<br><b>59.1 Sqm / 636.1 Sqft</b>                                                                                                                                                                            | <small>EXTERNAL STRUCTURAL FEATURES</small><br>Patios, terraces, verandas etc.<br><b>0.0 Sqm / 0.0 Sqft</b>                | <small>RESTRICTED HEAD HEIGHT</small><br>Limited use areas under 1.9m<br><b>1.5 Sqm / 16.3 Sqft</b> |
| <br>                                                                                               | <small>Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely.</small> | <small>IPW1:18 RESIDENTIAL</small><br>61.6 Sqm / 662.7 Sqft<br><small>IPW3:30 RESIDENTIAL</small><br>59.3 Sqm / 638.2 Sqft | <small>SPED ID:</small><br>562234562846380633584246                                                 |

| Energy Efficiency Rating                                                                                                                                                                                                                | Current                 | Potential |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs<br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b><br>Not energy efficient - higher running costs | 76                      | 76        |
| <b>England &amp; Wales</b>                                                                                                                                                                                                              | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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