£220,000

Mace Street

London, E2 0RG

Located moments from Victoria Park is this raised ground-floor studio apartment set within the Cranbrook Estate.

The property features an entrance over 2 levels leading to the main bright and spacious living room. There's a separate fitted kitchen with duel aspect windows, and fitted bathroom.

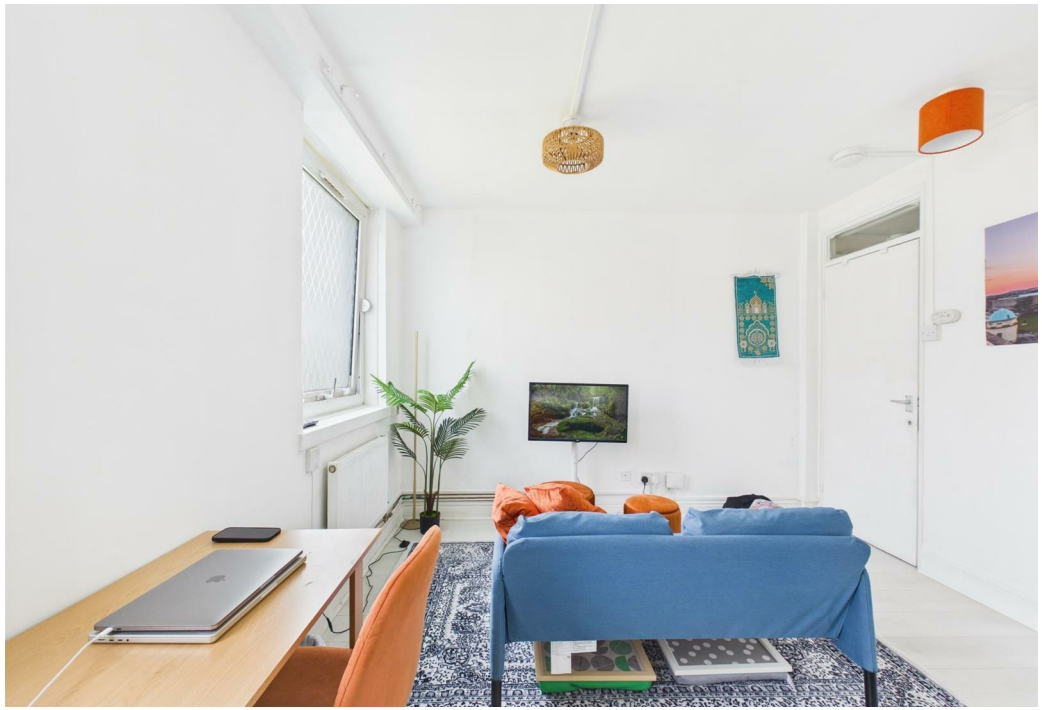
Cranbrook Estate in Bethnal Green offers a unique blend of architectural character and urban convenience. The estate is known for its distinctive modernist design, open green spaces, and strong community feel. Roman Road is an established and vibrant high street, with a strong mix of independent retailers, cafés, and the long-standing Roman Road Market. The area benefits from a well-rooted community feel alongside continued local investment and regeneration, supporting its ongoing appeal.

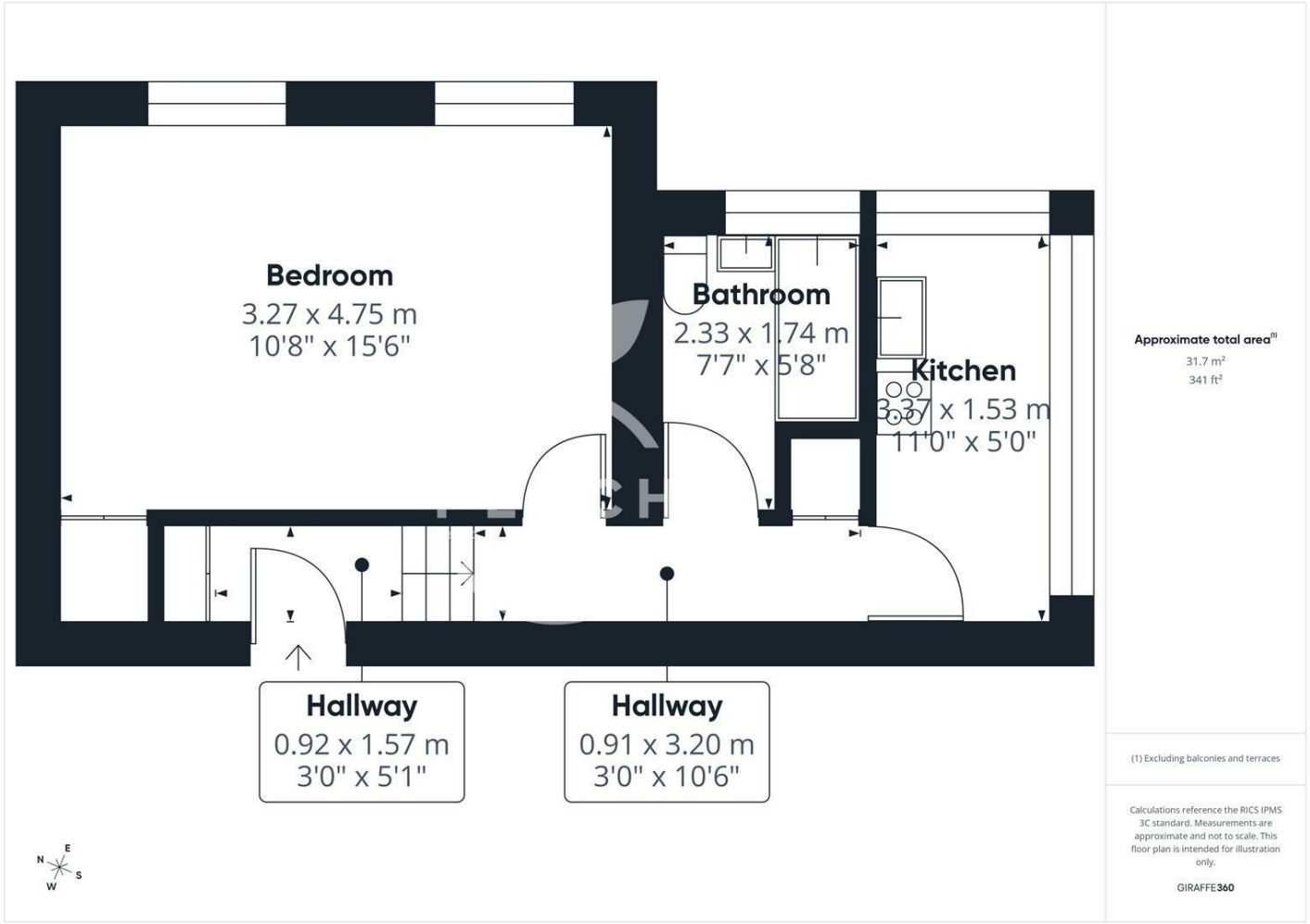
Victoria Park, widely regarded as one of London's best green spaces, is great to have on the doorstep. Its extensive open areas, leisure facilities, and year-round events significantly enhance the quality of life for residents and contribute to sustained demand in the surrounding property market.

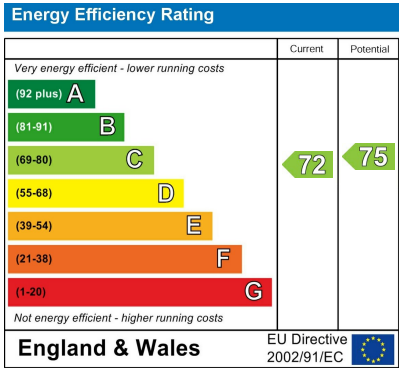
The location is also well connected, with convenient access to Mile End, Bethnal Green, and Bow Road stations, providing efficient links to the City, Canary Wharf, and the West End as well direct bus links taking you to Liverpool Street Station. This accessibility makes the area particularly attractive to working professionals.

From an investment perspective, the area has demonstrated consistent growth. There's a strong demand for properties offering both character and proximity to green space. Rental demand remains robust, supporting attractive yields.

Leasehold: 87 years remaining (125 years from 1988)
Service Charge: £1,429.29 per annum
Ground Rent: £10 per annum
Council Tax: Band A







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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