



ELVER GARDENS, LONDON, E2
£525,000 LEASEHOLD

BRIGHT, WESTERLY FACING MAISONETTE IN BETHNAL GREEN

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DESCRIPTION:

A bright and well-presented two-bedroom duplex apartment, located within a quiet and well-maintained residential development in the heart of Bethnal Green, E2. Set across two floors, the property offers a spacious and practical layout with a desirable westerly-facing aspect, allowing for an abundance of natural light throughout the afternoon and evening.

The interior comprises two well-sized double bedrooms, a spacious and light-filled reception room, a separate modern kitchen, a stylish bathroom, and an additional WC for extra convenience. The thoughtful duplex layout offers a clear distinction between living and sleeping areas, ideal for both relaxing and entertaining. The property also boasts a wealth of built-in storage options throughout, providing excellent functionality for modern living.

Externally, the home benefits from a private, fenced front garden—perfect for secure bike storage, a touch of greenery, or enjoying a quiet moment outdoors.

Ideally situated. Elver Gardens is within walking distance of Columbia Road Flower Market. Broadway

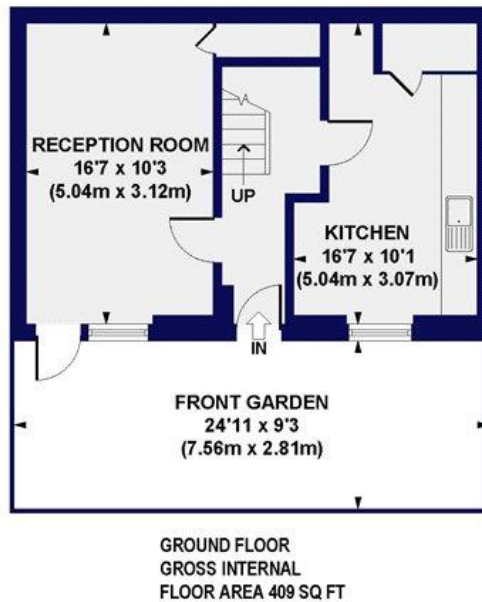
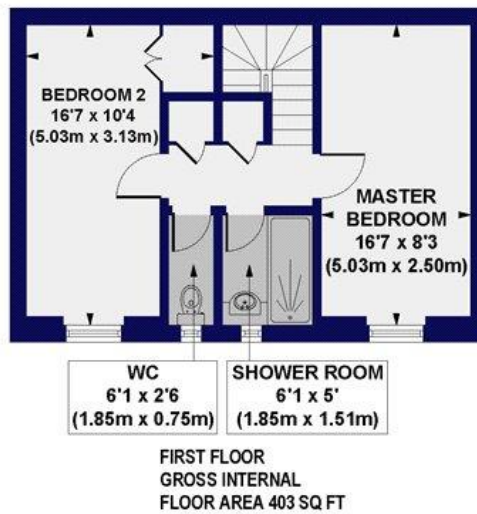
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Elver Gardens, E2

Approx. Gross Internal Floor Area 812 sq. ft / 75.47 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/SO250416>

Tenure: Leasehold

Term: 172 year and 11 months

Service Charge: £3179 per annum

Ground Rent: £ 10 Annually (subject to increase)

Council Tax Band: B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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