



Huddleston Close, London, , E2 9NR £350,000

GUIDE PRICE £350,000 - £365,000 Elms Estates have the pleasure of bringing to the market For Sale this One Bedroom first Floor Apartment with its own allocated parking space.

Huddleston Close is Located just a short walk to Cambridge Heath Overground Station which is only two stops into Liverpool Street and offers excellent access to Bethnal Green Tube Station (Central Line) and with multiple bus routes into the City, West End and beyond. 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.

Internally the property light and spacious thought-out and offers spacious accommodation with a Juliet Balcony off the Reception Room. The Kitchen is also off of the lounge which works well for entertaining, The property has a spacious double bedroom and a three piece bathroom suite.

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our property consultants.



Reception Room

15'8" x 9'10" (4.8 x 3.0)

Kitchen

8'6" x 8'6" (2.6 x 2.6)

Bedroom

14'1" x 8'2" (4.3 x 2.5)

Bathroom

Material Information

Tenure: Leasehold

Length Of Lease: Approx 158 Years remaining

Annual Ground Rent: £0 Per year

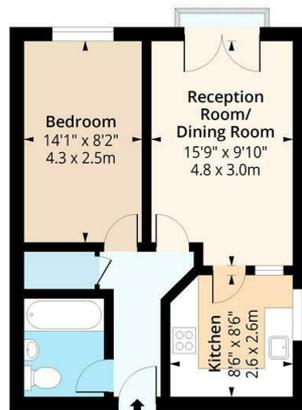
Annual Service Charge: £1,298.28 Per Year

Council Tax Band: C



Huddleston Close, E2

Approx. Gross Internal Area 466 Sq Ft - 43.29 Sq M



First Floor

Floor Area 466 Sq Ft - 43.29 Sq M



Measured according to RICS IPMS3. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet. Date: 20/3/2023

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Energy Efficiency Rating			
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
65	77		
Environmental Impact (CO₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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England & Wales		EU Directive 2002/91/EC	