



Hadleigh Close, London, , E1 4JH

£425,000

Elms Estates are delighted to be offering to the market For Sale this amazing Three Bedroom apartment located just a short walk to Bethnal Green station.

Hadleigh House is located just off of Cambridge Heath Road and within a short walk of either Whitechapel (District and Hammersmith & City lines) Tube Station or Bethnal Green (Central Line) Tube Station and having multiple bus routes in to the City, West End and beyond.

In addition to the fantastic transport links, Hadleigh House is situated just up the road from Whitechapel's famous Street Market with easy access to superb local amenities and an abundance of Shops, Restaurants and Cafes while also benefiting from Bethnal Green Gardens being just moments away.

Internally the property is light and spacious with a large reception room that gives access to the balcony, Separate kitchen, Three double bedrooms, bathroom with a separate w/c. The property has been recently refurbished throughout and offered to the market on a CHAIN FREE basis.

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our Property Consultants. Early viewings are recommended to avoid disappointment.



Reception Room
13'1" x 11'9" (4.0 x 3.6)

Kitchen
10'9" x 7'10" (3.3 x 2.4)

Bedroom One
13'9" x 10'9" (4.2 x 3.3)

Bedroom Two
13'9" x 8'6" (4.2 x 2.6)

Bedroom Three
10'9" x 9'10" (3.3 x 3.0)

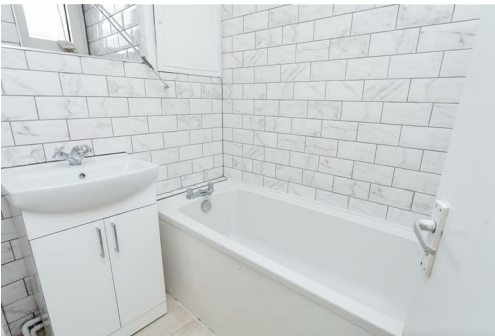
Bathroom

W/C

Balcony

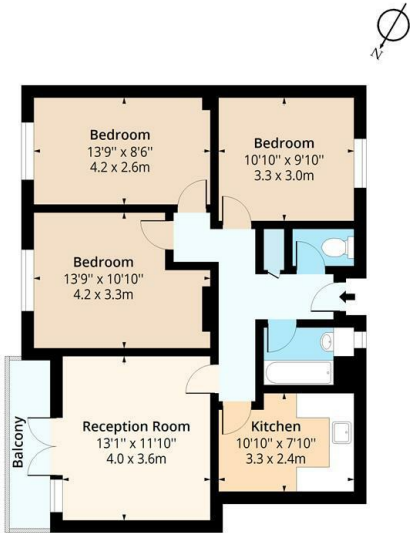
Material Information

Tenure: Leasehold
Length Of Lease: Approx 92 Years remaining
Annual Ground Rent: £10.00 Per year
Annual Service Charge: £1497.79 Per Year
Council Tax Band: C



Hadleigh House Hadleigh Close, E1

Approx. Gross Internal Area 799 Sq Ft - 74.23 Sq M (Excluding Balcony)
Approx. Gross Internal Area 843 Sq Ft - 78.31 Sq M (Including Balcony)



First Floor
Floor Area 799 Sq Ft - 74.23 Sq M

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.
lpaplus.com

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		82	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	73		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	