



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 viewing's 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

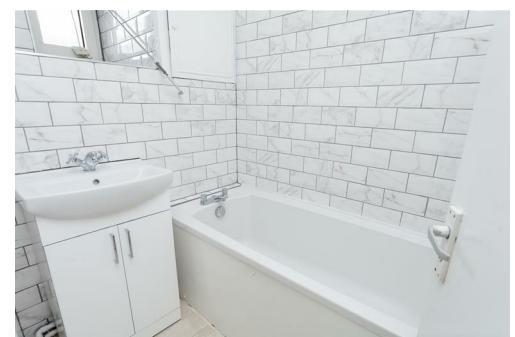
Tenure: Leasehold

Length Of Lease: Approx 92 Years remaining

Annual Ground Rent: £10.00 Per year

Annual Service Charge: £1497.79 Per Year

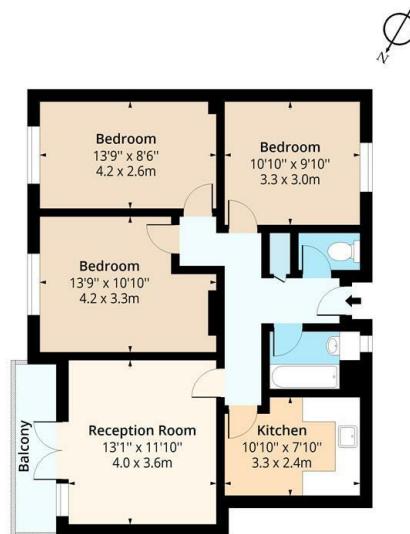
Council Tax Band: C



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.

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Energy Efficiency Rating			
		73	82

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

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