



Cleveland Way, London, E1 4TZ

£425,000

GUIDE PRICE £425,000 - £455,000 Elms Estates are delighted to be able to offer to the market for sale this Spacious Three Bedroom Maisonette arranged over the second and third Floor just moments away from Bethnal Green Station.

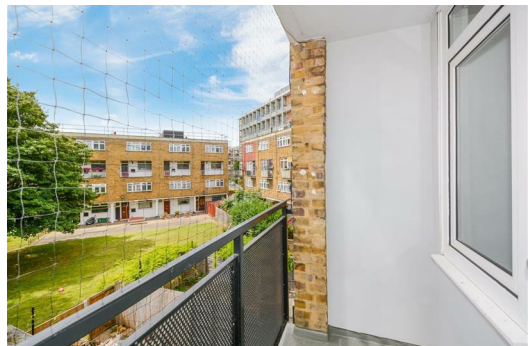
Cleveland Way is located just off of Cambridge Heath Road and within a short walk of either Whitechapel (District and Hammersmith & City lines) Tube Station or Bethnal Green (Central Line) Tube Station and having multiple bus routes in to the City, West End and beyond.

In addition to the fantastic transport links, Cleveland Way is situated just up the road from Whitechapel's famous Street Market with a huge Sainsburys opposite. The Royal London Hospital is within a couple of minutes' walk and there is a gym around the corner also.

Internally the property is bright and spacious throughout with a large reception room which gives you access to the balcony, Separate kitchen, Three bedrooms, modern shower room and a separate w/c.

The property is 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.



Reception Room
15'8" x 13'5" (4.8 x 4.1)

Balcony

Kitchen
9'10" x 7'6" (3.0 x 2.3)

Bedroom One
13'1" x 8'2" (4.0 x 2.5)

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

Bedroom Three
10'2" x 7'2" (3.1 x 2.2)

Shower Room

W.C.

Material Information

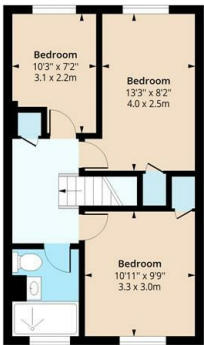
Tenure: Leasehold
Length Of Lease: Approx 82 Years remaining
Annual Ground Rent: £10.00 Per year
Annual Service Charge: Approx £1,944.65 Per year
Council Tax Band: C



Cleveland Way, E1
Approx. Gross Internal Area 803 Sq Ft - 74.60 Sq M (Excluding Balcony)
Approx. Gross Internal Area 832 Sq Ft - 77.29 Sq M (Including Balcony)



Second Floor
Floor Area 366 Sq Ft - 34.00 Sq M



Third Floor
Floor Area 437 Sq Ft - 40.60 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(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