



Cambridge Heath Road, London, , E1 5RZ

£425,000

GUIDE PRICE £425,000 - £450,000 Elms Estates are pleased to be able to offer to the market for sale this spacious Three Bedroom Maisonette situated on the 3rd/4th floors in this low-rise, brick-built block offered to the market CHAIN FREE.

Sovereign House is located directly 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, Sovereign House is situated just up the road from Whitechapel's famous Street Market with a easy access to local amenities, with Bethnal Green Gardens, Sainsbury's, York Hall fitness centre and swimming pool, and a variety of restaurants and pubs just a few minutes' walk away.

Internally the property offers a spacious and bright reception room with a raised wooden dining platform, Separate kitchen, Three Bedrooms and a contemporary bathroom with 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

15'5" x 8'6" (4.7 x 2.6)

Dining Area

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

Kitchen

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

Bedroom One

13'9" x 9'2" (4.2 x 2.8)

Bedroom Two

13'1" x 9'2" (4.0 x 2.8)

Bedroom Three

9'10" x 6'10" (3.0 x 2.1)

Bathroom

Separate W/c

Material Information

Tenure: Leasehold

Length Of Lease: Approx 88 Years remaining

Annual Ground Rent: £10.00 Per year

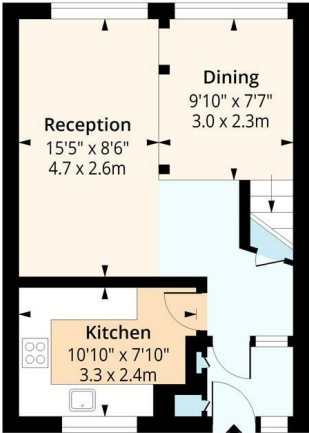
Annual Service Charge: Approx £2,225.15 Per year

Council Tax Band: C



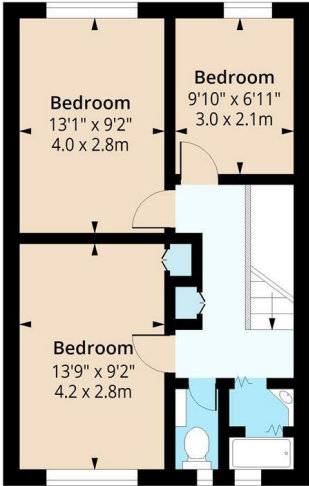
Sovereign House, E1

Approx. Gross Internal Area 867 Sq Ft - 80.54 Sq M



Third Floor

Floor Area 406 Sq Ft - 37.72 Sq M



Fourth Floor

Floor Area 461 Sq Ft - 42.83 Sq M



Measured according to RICS IPMS2. 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.

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Date: 28/8/2024

Energy Efficiency Rating	
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	79 79
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO₂ 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 CO₂ emissions	
England & Wales	
EU Directive 2002/91/EC	