



Cambridge Heath Road, London, , E1 5QR

£425,000

GUIDE PRICE £425,000 - £450,000 Elms Estates are delighted to be offering to the market For Sale this Three Bedroom Maisonette arranged over the Second and Third Floors.

Donegal 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, Donegal House is situated just up the road from Whitechapel's famous Street Market with a easy access to local amenities, with Bethnal Green Gardens, a Sainsbury's and Gym just a few minutes walk away.

Internally the property is spacious throughout with a large reception room, separate kitchen, utility room, three good sized bedrooms and a bathroom with separate W/C.

Donegal House 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
15'1" x 10'9" (4.6 x 3.3)

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

Storage/Utility
7'6" x 4'11" (2.3 x 1.5)

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

Bedroom Two
13'1" x 8'6" (4.0 x 2.6)

Bedroom Three
10'2" x 7'6" (3.1 x 2.3)

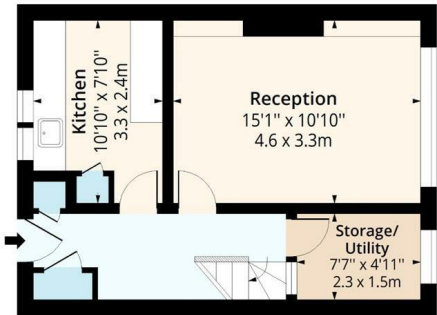
Bathroom

W/C

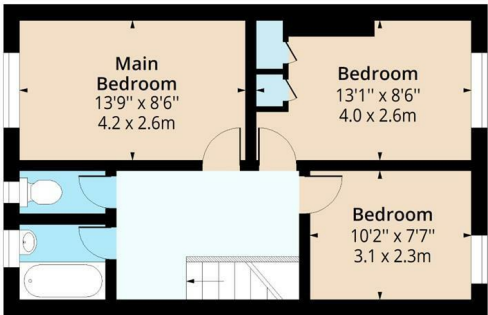
Material Information
Tenure: Leasehold
Length Of Lease: Approx 85 Years remaining
Annual Ground Rent: £10.00 Per year
Annual Service Charge: £2,108.10 Per Year
Council Tax Band: C

Marketing Disclaimer
These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed and they do not constitute an offer or contract. Any intending purchaser must rely on their own inspection and enquiries. All measurements, areas and distances are approximate and are for guidance purposes only. Photographs and floor plans are for illustrative purposes only and some images may have been digitally enhanced for marketing purposes. Fixtures, fittings and services have not been tested and no warranty is given as to their condition or suitability. Leasehold, new build and service charge information (where applicable) is provided in good faith and should be verified by the buyer's solicitor. EPC ratings are correct at the time of marketing and are subject to change. No person in the employment of Elms Estates has authority to make or give any representation or warranty in relation to this property.

Donegal House, E1
Approx. Gross Internal Area 840 Sq Ft - 78.04 Sq M



Second Floor
Floor Area 388 Sq Ft - 36.05 Sq M



Third Floor
Floor Area 452 Sq Ft - 41.99 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: 1/9/2025

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	