



## Sewardstone Road, London, , E2 9JW

### £525,000

Elms Estates are pleased to offer to the market For Sale this Three bedroom Apartment with the most amazing views of Victoria Park and Regents Canal.

Cleland House is situated on Sewardstone Road and offers excellent access to the Glorious Victoria Park and the Regents Canal that both offer Beautiful Open Spaces and Miles of Scenic Walks. The Relaxed Cool Feel of Victoria Park Farmers Market will make for wonderful lazy Sunday morning strolls while the vibrant Broadway Market is a short walk along the canal and offers an array of shops and dining experiences. This property really is set within the Heart of the East End with easy access to all of the Restaurants, Bars, Shops, Markets, Gyms, Parks, Galleries and Museums this Exciting Area has on offer.

Transport wise you are within easy reach of multiple bus routes into the City, West End and beyond and both Bethnal Green Tube and Cambridge Heath Overground Stations are within walking distance.

Internally the Property offers spacious living accommodation with a good size lounge and kitchen with plenty of natural light. The property has three good size bedrooms, bathroom with separate w/c and its own balcony with views over Victoria Park and Regent's Canal.

Cleland House is offered to the market on a Chain Free basis and really does offer a unique property purchase. An early internal inspection is highly recommended in order to avoid disappointment.





Reception Room  
15'8" x 11'5" (4.8 x 3.5)

Kitchen  
9'2" x 8'6" (2.8 x 2.6)

Bedroom One  
12'5" x 11'5" (3.8 x 3.5)

Bedroom Two  
11'9" x 8'10" (3.6 x 2.7)

Bedroom Three  
9'2" x 8'10" (2.8 x 2.7)

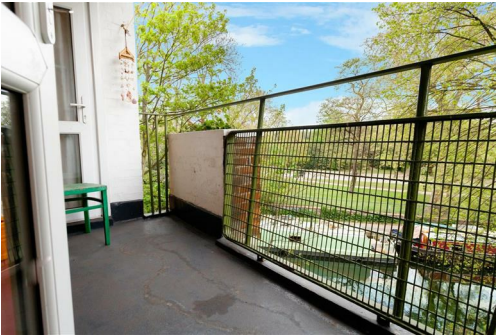
Bathroom

Separate W/c

Balcony

Material Information

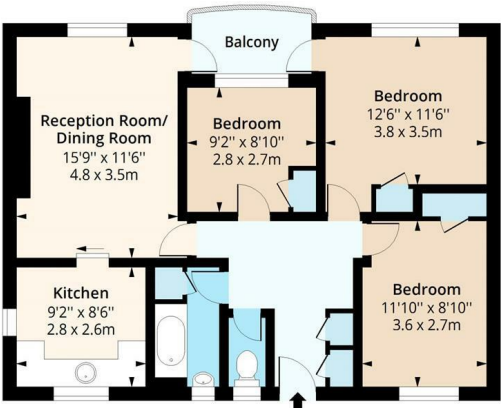
Tenure: Leasehold  
Length Of Lease: Approx 91 Years remaining  
Annual Ground Rent: £10.00 Per year  
Annual Service Charge: £1,952.08  
Council Tax Band: C



Cleland House, Sewardstone Road, E2

Approx. Gross Internal Area 797 Sq Ft - 74.04 Sq M (Excluding Balcony)

Approx. Gross Internal Area 835 Sq Ft - 77.57 Sq M (Including Balcony)



Second Floor

Floor Area 797 Sq Ft - 74.04 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 <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		