



Cleveland Way, London, , E1 4TZ £425,000

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, bathroom 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

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

Balcony

Kitchen

10'2" x 9'10" (3.1 x 3.0)

Bedroom One

13'5" x 8'2" (4.1 x 2.5)

Bedroom Two

11'1" x 9'10" (3.4 x 3.0)

Bedroom Three

10'9" x 7'2" (3.3 x 2.2)

Bathroom

8'2" x 5'6" (2.5 x 1.7)

W/C

Material Information

Tenure: Leasehold

Length Of Lease: Approx 82 Years remaining

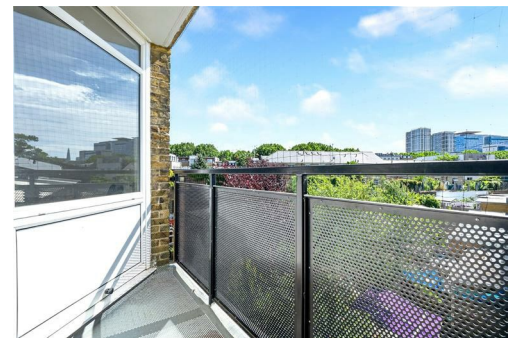
Annual Service Charge: £2,068.00

Annual Ground Rent: £10.00

Council Tax Band: C

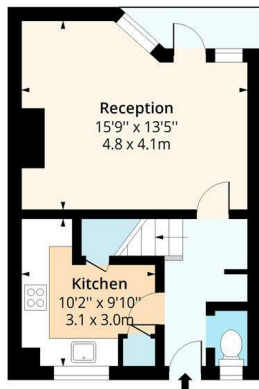
Marketing Disclaimer

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.



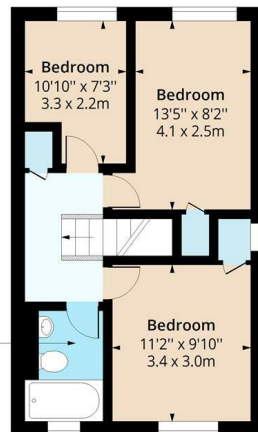
Cleveland Way E1

Approx. Gross Internal Area 823 Sq Ft - 76.46 Sq M



Second Floor

Floor Area 364 Sq Ft - 33.82 Sq M



Third Floor

Floor Area 459 Sq Ft - 42.64 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: 7/7/2026

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(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	
67	76		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC