



Derbyshire Street, London, , E2 6HL

£350,000

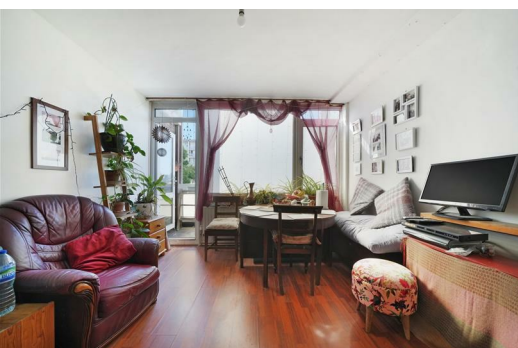
Elms Estates are pleased to be able to offer to the Market for sale this Two Bedroom Maisonette with its own balcony.

Westhope House is located just off of Valance Road within a short walk of either Bethnal Green (Central Line) Tube Station or Bethnal Green London Overground Station. You are also located just next to Weavers Field Recreation Ground offering open spaces and just behind Bethnal Green Road with all possible local amenities.

Internally the property is spacious through out with a good size reception which gives you access to the balcony, Separate kitchen, Two double bedrooms and a bathroom with separate w/c.

An early internal inspection is highly recommended in order to avoid disappointment.

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our Property Consultants.



Reception
20'4" x 10'9" (6.2 x 3.3)

Kitchen
11'5" x 5'6" (3.5 x 1.7)

Balcony

Bedroom One
11'1" x 10'9" (3.4 x 3.3)

Bedroom Two
10'9" x 10'2" (3.3 x 3.1)

Bathroom

W/C

Material Information

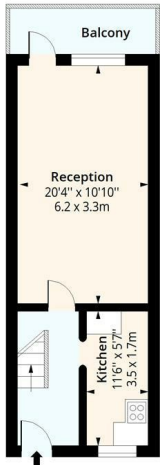
Tenure: Leasehold
Length Of Lease: Approx 174 Years remaining
Annual Ground Rent: £10.00 Per year
Annual Service Charge: Approx £2,309.71 Per year
Council Tax Band: C



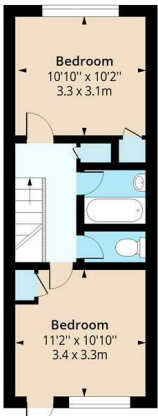
Westhope House, Derbyshire Street, E2

Approx. Gross Internal Area 510 Sq Ft - 47.38 Sq M

Approx. Gross Balcony Area 48 Sq Ft - 4.46 Sq M



Fourth Floor
Floor Area 357 Sq Ft - 33.17 Sq M



Fifth Floor
Floor Area 357 Sq Ft - 33.17 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: 30/8/2024

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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	