



## 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

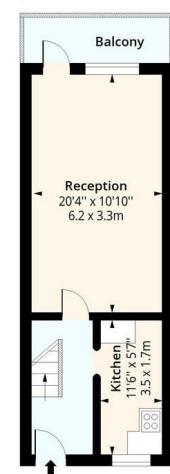
Tenure: Leasehold

Length Of Lease: Approx 174 Years remaining

Annual Ground Rent: £10.00 Per year

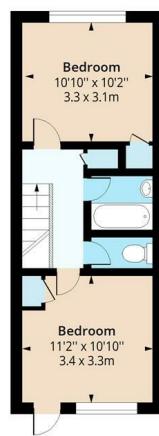
Annual Service Charge: Approx £2,309.71 Per year

Council Tax Band: C



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.

Date: 30/8/2024



ipaplus.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	74	74
(81-80)	B		
(70-69)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-80)	B		
(69-68)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			

England & Wales EU Directive 2002/91/EC