



Hereford Street, London, , E2 6EX £575,000

Elms Estates are Hugely Excited to be able to offer to the Market For Sale this Three Bedroom Maisonette situated on the ground and first floor with its own rear garden.

Hereford Street is located just off of Valance Road within a short walk of either Bethnal Green (Central Line) Tube Station or Bethnal Green Overground Station. You are also located just next to Weavers Field Recreation Ground offering open spaces and within a short walk of the Iconic Brick Lane and Fashionable Shoreditch areas located within the heart of the East End and offering excellent access to all of the Transport into the city, Restaurants, Bars, Shops, Markets, Gyms, Parks, Galleries and Museums this Exciting Area has to offer.

Internally the property is light and spacious throughout with a good size reception that has access to the garden, Separate kitchen, Three good size bedrooms, Contemporary modern bathroom and separate w/c. The property has recently been refurbished throughout.

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

15'8" x 13'9" (4.8 x 4.2)

Kitchen

11'1" x 8'2" (3.4 x 2.5)

Bedroom One

14'5" x 8'2" (4.4 x 2.5)

Bedroom Two

13'9" x 8'10" (4.2 x 2.7)

Bedroom Three

10'9" x 6'6" (3.3 x 2)

Bathroom

W/C

Garden

Material Information

Tenure: Leasehold

Length Of Lease: Approx 90 Years remaining

Annual Ground Rent: £10.00 Per year

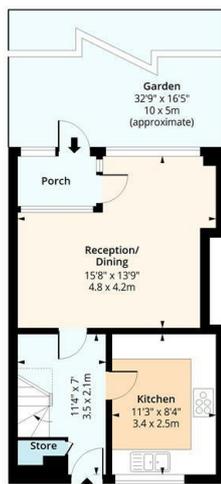
Annual Service Charge: £2,002.21 Per Year

Council Tax Band: C



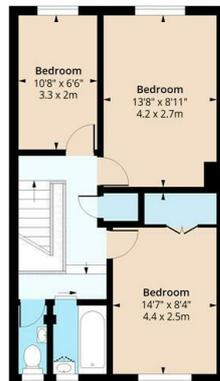
Hereford Street, E2

Approx. Gross Internal Area 844 Sq Ft - 78.41 Sq M



Ground Floor

Floor Area 391 Sq Ft - 36.32 Sq M



First Floor

Floor Area 453 Sq Ft - 42.08 Sq M



Measured according to RICS IPMS3. 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: 27/11/2023

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