



## Old Bethnal Green Road, London, , E2 6QX £475,000

GUIDE PRICE £475,000 - £500,000 Elms Estates are absolutely delighted to be able to offer For Sale this Spacious Three Bedroom apartment positioned on the third Floor with a private balcony.

Hector House is situated just off Old Bethnal Green Road and offers excellent access to both Bethnal Green Underground Station (Central Line) and Cambridge Heath Overground Station which is only two stops into Liverpool Street. There are also multiple bus routes into the City, West End and beyond.

Additionally the Glorious Victoria Park is within easy reach and offers 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 also a short walk away 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.

Internally the property is bright and spacious throughout with a large reception room which gives you access to the balcony, Separate kitchen, Three spacious bedrooms and a bathroom with separate W/c.

Hector House really does offer a unique and rare property purchase. 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

15'5" x 11'5" (4.7 x 3.5)

### Kitchen

9'6" x 8'6" (2.9 x 2.6)

### Bedroom One

11'5" x 11'5" (3.5 x 3.5)

### Bedroom Two

13'5" x 9'2" (4.1 x 2.8)

### Bedroom Three

11'5" x 9'6" (3.5 x 2.9)

### Bathroom

### W/C

### Balcony

### Material Information

Tenure: Leasehold

Length Of Lease: Approx 90 Years remaining

Annual Ground Rent: £10.00 Per year

Annual Service Charge: Approx £2,597.40

Council Tax Band: C

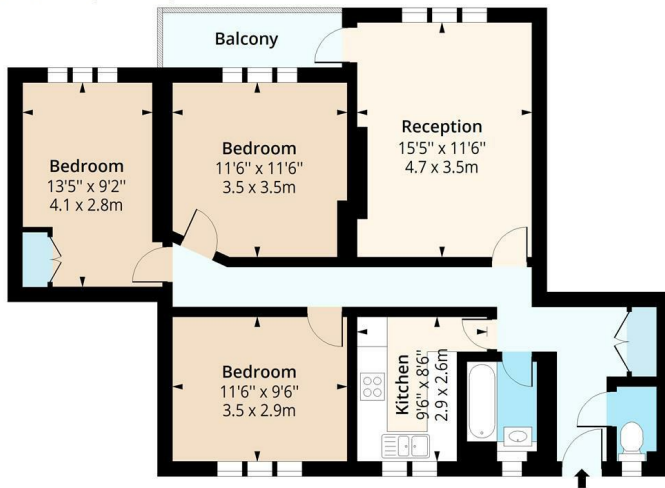
### Marketing Disclaimer

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.



### Hector House, E2

Approx. Gross Internal Area 850 Sq Ft - 78.97 Sq M  
Approx. Gross Internal Area 101 Sq Ft - 9.38 Sq M



### Third Floor

Floor Area 850 Sq Ft - 78.97 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: 31/7/2025

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
69	69		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC