



Coopers Close, London, , E1 4BB £400,000

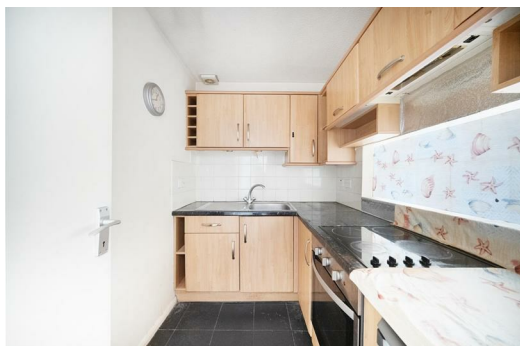
Guide Price £400,000 - £425,000 Elms Estates are delighted to be able to offer to the market For Sale this amazing Two Bedroom Apartment arranged over two levels.

Coopers Close is Excellently Located with Multiple Transport Links within easy access, you have Whitechapel (District, Hammersmith & City and Elizabeth Line) Station, Bethnal Green (Central Line) Station and Bethnal Green Overground Station all within a short walk. In addition to these there are Multiple Bus Routes in to the City, West End and beyond. However if you are needing to get in to the City, then why not take a stroll through the vibrant East End, taking in Whitechapel's famous Street Market.

In addition to the convenient Transport Links Coopers Close affords, you have the plenty of supermarkets and local shops close by. Being situated within the Heart of the East End there is easy access to all of the Restaurants, Bars, Shops, Gyms, Parks, Galleries and Museums this Exciting Area has to offer.

Internally the property is bright a spacious throughout with a large reception room, Separate kitchen, Two double bedrooms with bedroom one being a mezzanine over the reception and a family bathroom. The property also boasts ample storage throughout.

Coopers Close is offered to the market on a chain free basis and really does offer a unique and rare property purchase. An early internal inspection is highly recommended in order to avoid



Reception

12'9" x 10'5" (3.9 x 3.2)

Kitchen

7'10" x 5'6" (2.4 x 1.7)

Bedroom One

12'9" x 10'9" (3.9 x 3.3)

Bedroom Two

9'10" x 9'6" (3.0 x 2.9)

Bathroom

Material Information

Tenure: Leasehold

Length Of Lease: Approx 960 years remaining

Annual Ground Rent: £100.00 Per year

Council Tax Band: C

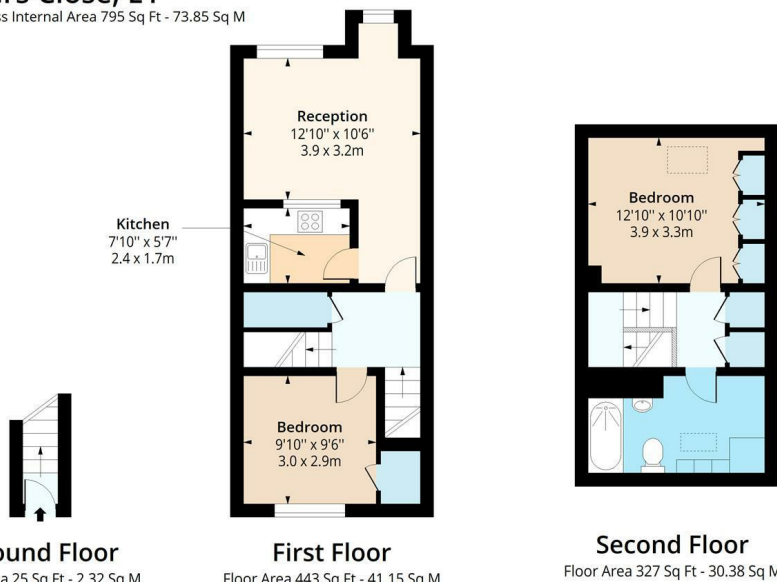
Marketing Disclaimer

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.



Coopers Close, E1

Approx. Gross Internal Area 795 Sq Ft - 73.85 Sq M



Ground Floor

Floor Area 25 Sq Ft - 2.32 Sq M

First Floor

Floor Area 443 Sq Ft - 41.15 Sq M

Second Floor

Floor Area 327 Sq Ft - 30.38 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.

lpaplus.com

Date: 19/8/2025

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	
79	61		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC