



Old Bethnal Green Road, London, , E2 6QX

£500,000

GUIDE PRICE £500,000 - £525,000 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

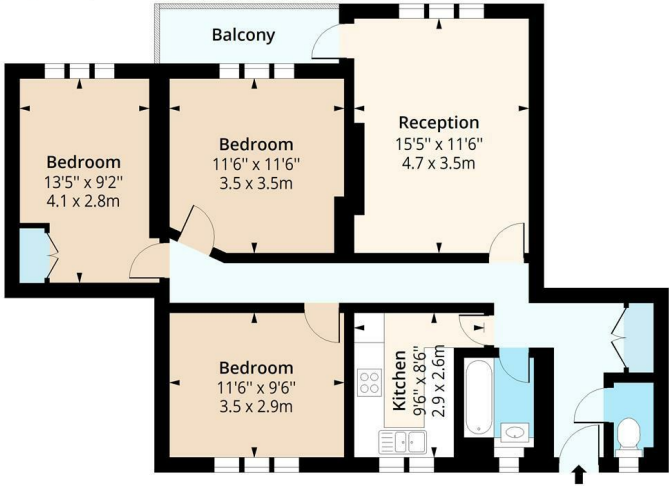
Balcony

Material Information

Tenure: Leasehold
Length Of Lease: Approx 90 Years remaining
Annual Ground Rent: £10.00 Per year
Annual Service Charge: Approx £2,875.46
Council Tax Band: C



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 ₂) Rating	
Current	Potential	Current	Potential
<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>Very energy efficient - lower running costs</div> <div>69</div> <div>69</div>		<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>Very environmentally friendly - lower CO₂ emissions</div> <div></div> <div></div>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	