



## FLAT 3 CHELTENHAM HOUSE 253 COMMERCIAL LONDON, E1 2BT

£400,000  
LEASEHOLD

Set within a sleek, modern development, this expansive one-bedroom apartment is located on the second floor and spans approximately 588 square feet of thoughtfully designed living space. The centrepiece of the home is the bright and spacious open-plan kitchen and living area, designed for both comfort and style. This space flows effortlessly onto a private, full-length balcony—perfect for outdoor dining or simply enjoying fresh air. The apartment also features a modern, well-appointed bathroom and a generously sized double bedroom, offering a peaceful retreat with plenty of natural light.

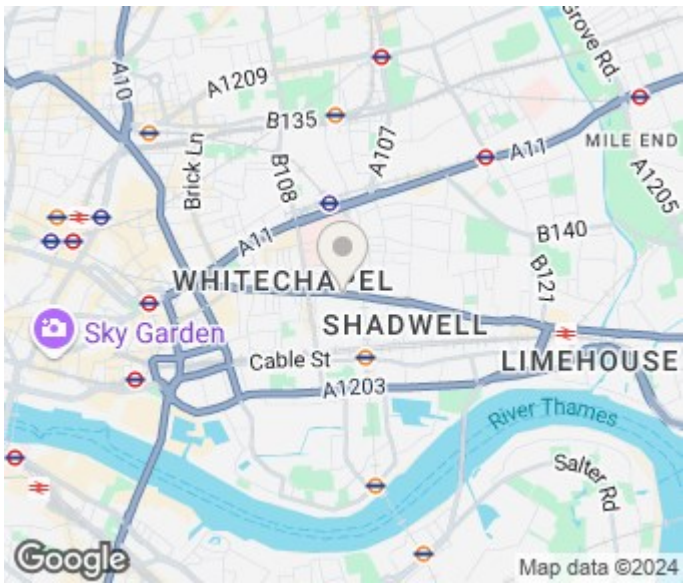
Practicality and convenience are prioritized throughout, with ample built-in storage, lift access, and a secure entry phone system for added peace of mind.

Ideally positioned on Commercial Road, the apartment enjoys excellent transport links with Aldgate East and Whitechapel Stations just a short walk away,

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<p><b>APPROX. GROSS INTERNAL FLOOR AREA 576 SQ FT / 54 SQM</b></p> <p><small>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</small></p>	<p><b>Cheltenham House</b></p> <p><small>date 18/09/24</small></p> <p><b>photoplan</b></p>
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>78</b>	<b>78</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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