

CHESTERTONS INTRODUCES

CEDAR HOUSE

BETHNAL GREEN, E2

Twelve modern flats with integrated appliances

CHESTERTONS

INVESTMENT OPPORTUNITY

- 12 flats in total
- One three-bedroom, nine two-bedroom and two one-bedroom flats
- Lower ground to fourth floor
- £384,000 gross income
- All leased to a serviced accommodation company
- Modernised apartments with integrated appliances



FINANCIALS

CEDAR HOUSE

Flat No.	Floor Level	Bedrooms	Bathrooms	OSS	GIA (sq. ft.)	Rent (pcm)	Rent (pa)	Start Date	Term Expiry Date
Flat 1	Lower Ground	3	1	2 x Light Well Terrace	957	£3,100	£37,200	01-12-22	30-11-25
Flat 2	Lower Ground	2	1	2 x Light Well Terrace	743	£2,500	£30,000	01-12-22	30-11-25
Flat 3	Ground	2	1	Terrace	817	£2,700	£32,400	01-12-22	30-11-25
Flat 4	Ground	2	1	Terrace	662	£2,600	£31,200	01-12-22	30-11-25
Flat 5	First Floor	2	2	Terrace	758	£2,800	£33,600	01-12-22	30-11-25
Flat 6	First Floor	2	2	Terrace	825	£2,700	£32,400	01-12-22	30-11-25
Flat 7	Second Floor	2	2	Terrace	758	£2,800	£33,600	01-12-22	30-11-25
Flat 8	Second Floor	2	2	Terrace	662	£2,700	£32,400	01-12-22	30-11-25
Flat 9	Third Floor	2	2	Terrace	758	£2,800	£33,600	01-12-22	30-11-25
Flat 10	Third Floor	2	2	Terrace	662	£2,700	£32,400	01-12-22	30-11-25
Flat 11	Fourth Floor	1	1	Balcony	693	£2,350	£28,200	01-12-22	30-11-25
Flat 12	Fourth Floor	1	1	2 x Balconies	596	£2,250	£27,000	01-12-22	30-11-25
Total					8,891	£32,000	£384,000		



LOCATION

Cedar House is located in Bethnal Green and situated within the London Borough of Tower Hamlets, specifically in the E2 postal district. The building is situated in the eastern part of London, located approximately 3.6 miles from central London and surrounded by Hackney to the north, Stratford to the east, Whitechapel to the south and Hoxton to the west.



TRANSPORT

The flats are situated conveniently in Zone 2 and boasts excellent transport links, with multiple London underground stations, such as Bethnal Green and Stepney Green, situated approximately 1.09km to the south and 1.44km to the southeast, respectively. It is also positioned well for overground rail lines, with Cambridge Heath and London Fields stations approximately 0.32km to the southwest and 0.81km to the north.

In addition to this, there is a strong network of bus routes along Cambridge Heath Road (A107), ensuring good bus connectivity. For motorists, major roads including the A11 to the south, A12 to the east, and A10 to the west are easily accessible.

Bethnal Green's bike-friendly environment is enhanced by cycle lanes and bike-sharing schemes, with many residents and commuters choosing bicycles for their daily transportation needs.



LOCATION HIGHLIGHTS

Bethnal Green is a thriving urban neighbourhood recognized for its diverse population, encompassing students, artistic individuals, city professionals, traditional Cockney residents, and Bangladeshi locals who introduce a rich assortment of local culinary delights, from jellied eels and classic pie and mash to the elegant beauty of saris.

Residents of Bethnal Green enjoy access to a comprehensive range of amenities, from beloved breakfast spots such as E Pellicci and Cafe 338 to various banks, opticians, takeout establishments, a well-equipped swimming facility, and gym classes set in historic Roman baths. The neighbourhood also boasts an array of diverse and welcoming pubs, with standouts including The Old George and The Star of Bethnal Green.

Despite its urban feel, Bethnal Green is in close proximity to green spaces like Victoria Park and Mile End Park. The vibrant nightlife scene, featuring an assortment of bars,

pubs, and nightclubs, further enhances the area's appeal. Bethnal Green's strong sense of community is palpable through local events, festivals, art exhibitions, music performances, and community initiatives, making it an inclusive and inviting place for residents of all backgrounds.

There are a variety of primary and secondary schools in the surrounding areas. Families have access to educational options, and some schools may be within walking distance.

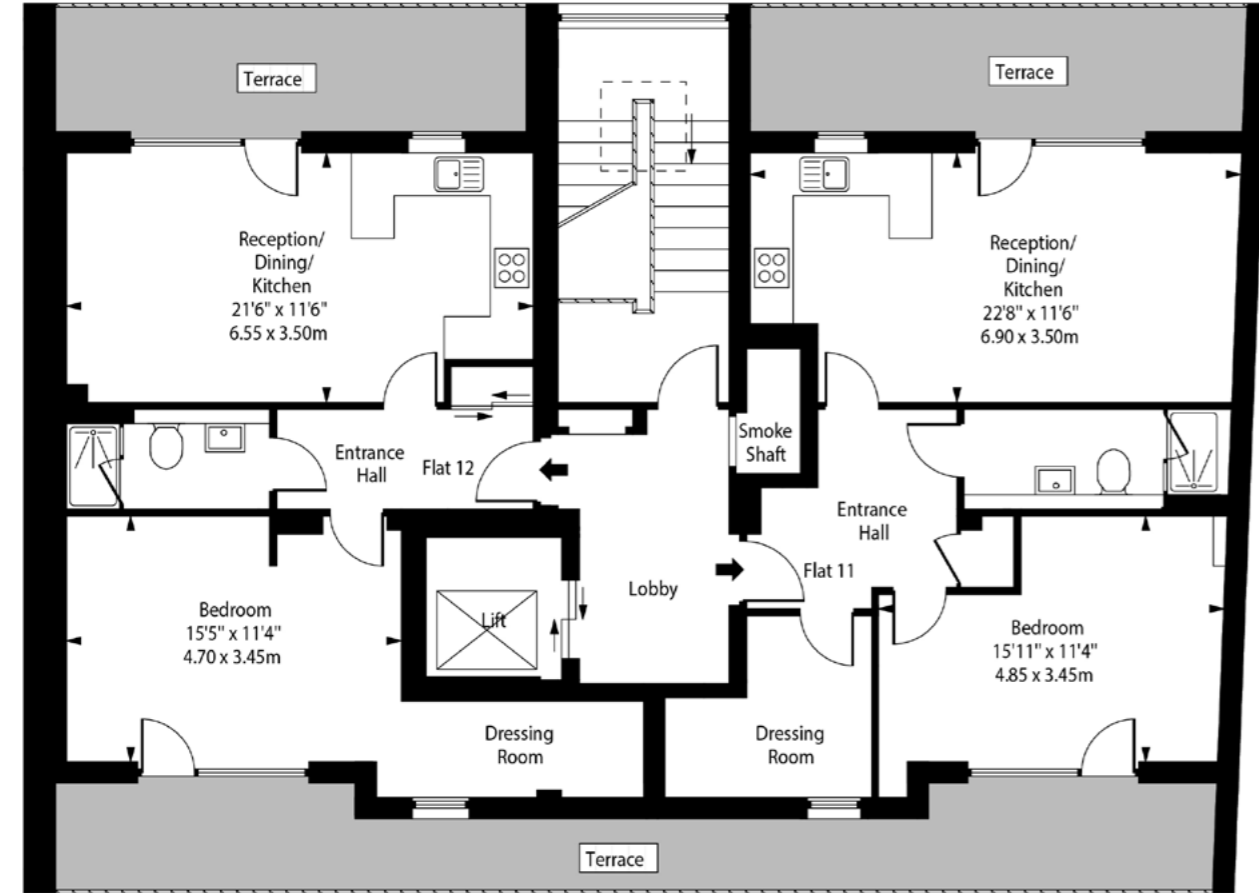
Bethnal Green provides easy access to the best of East London living. Residents can enjoy vintage boutiques, food markets, and curry houses on Brick Lane, vibrant stalls in Spitalfields Market, the nightlife of Shoreditch, and the Colombia Road Flower Market. They can also take canal-sidewalks in Broadway, relax in London Fields, and visit Victoria Park.

Shoppers will love the proximity of Stratford Westfield, just two stops away on the Central Line. Film buffs can catch a movie at Hackney Empire or Rich Mix in Shoreditch, both a convenient 20-minute walk. Bethnal Green offers a unique blend of convenience, culture, and vibrant urban living for those seeking a dynamic and welcoming community.



FLOOR PLANS – FOURTH FLOOR

For Illustration Purposes Only – Not To Scale



FLAT 12

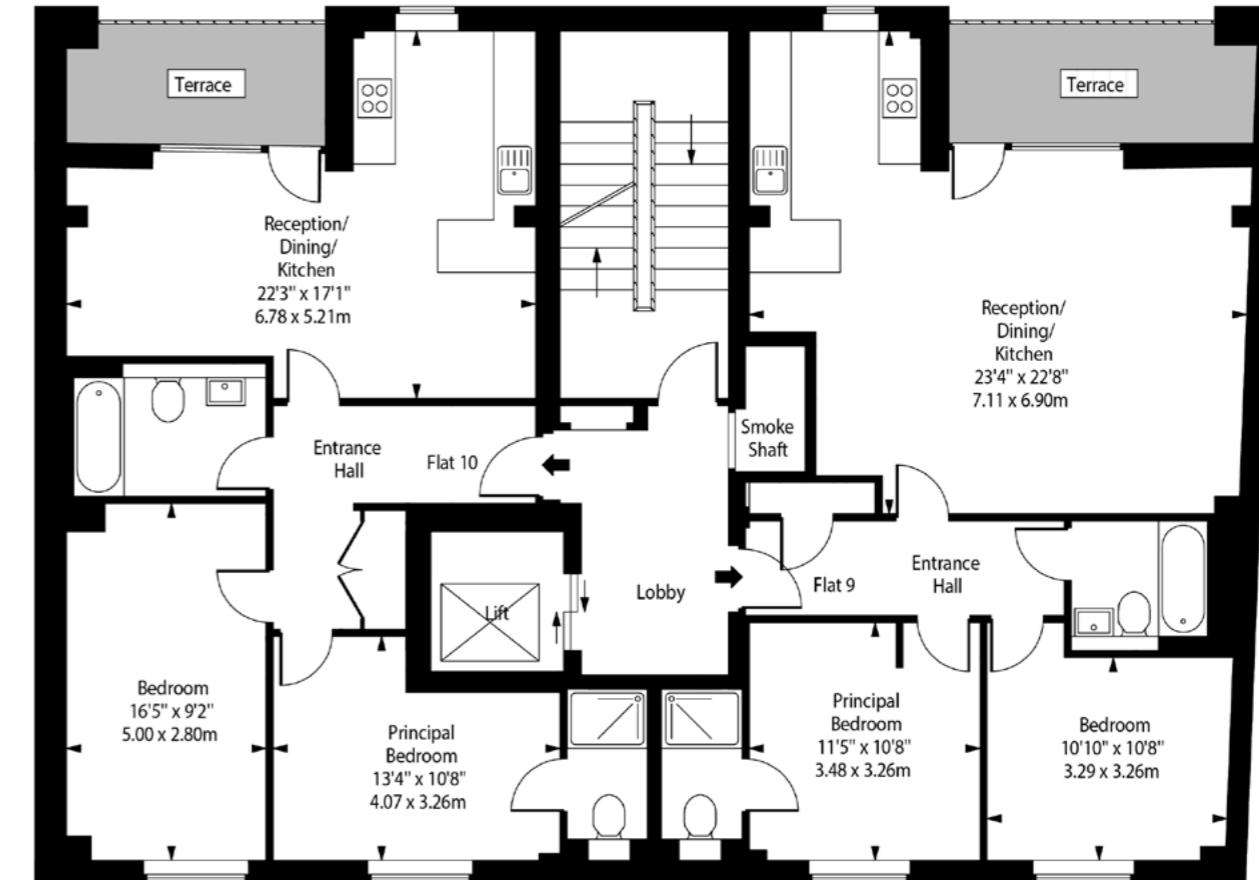
Gross Internal Area 596 sq. ft. – 55.37 sq. m.
(Excluding Communal Area)

FLAT 11

Gross Internal Area 693 sq. ft. – 64.38 sq. m.
(Excluding Communal Area)

FLOOR PLANS – THIRD FLOOR

For Illustration Purposes Only – Not To Scale



FLAT 10

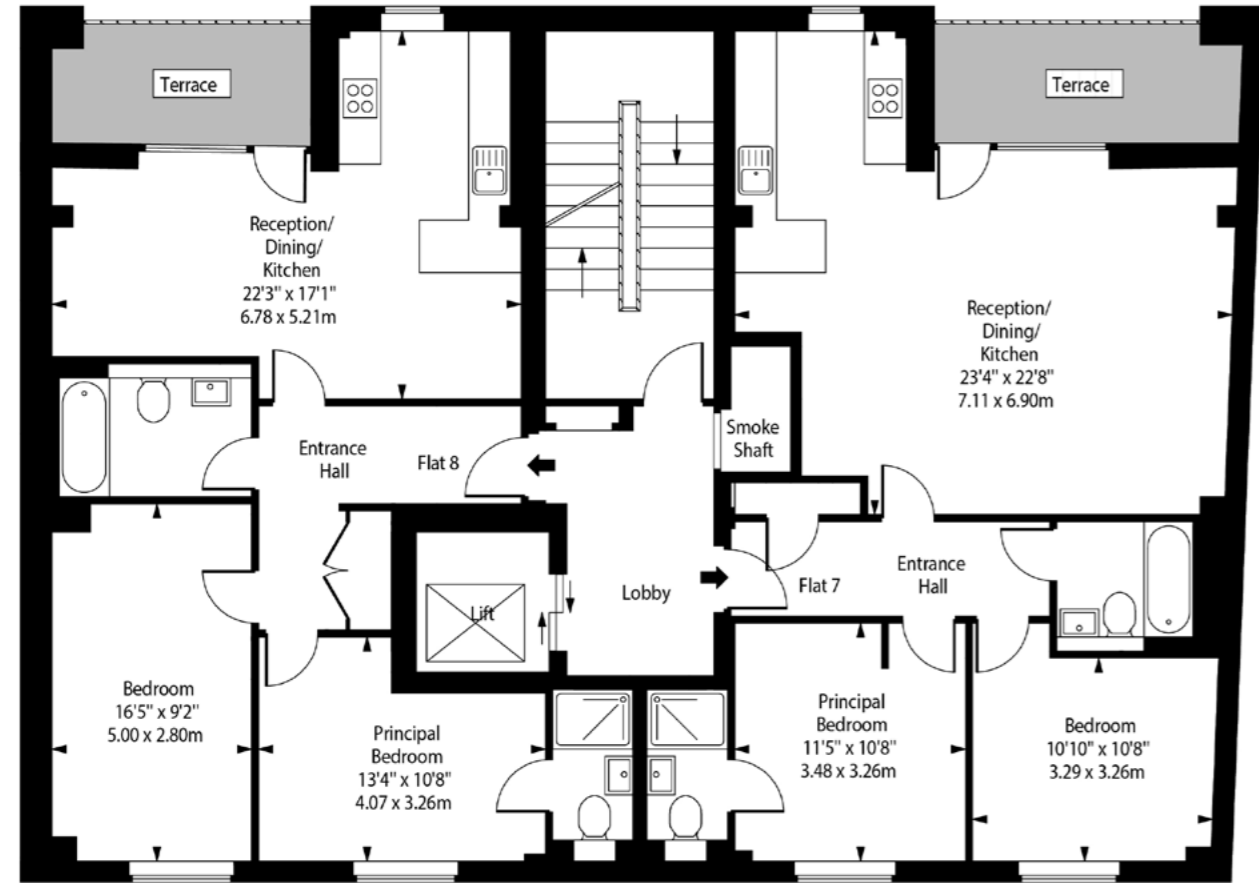
Gross Internal Area 662 sq. ft. – 61.50 sq. m.
(Excluding Communal Area)

FLAT 9

Gross Internal Area 758 sq. ft. – 70.42 sq. m.
(Excluding Communal Area)

FLOOR PLANS – SECOND FLOOR

For Illustration Purposes Only – Not To Scale



FLAT 8

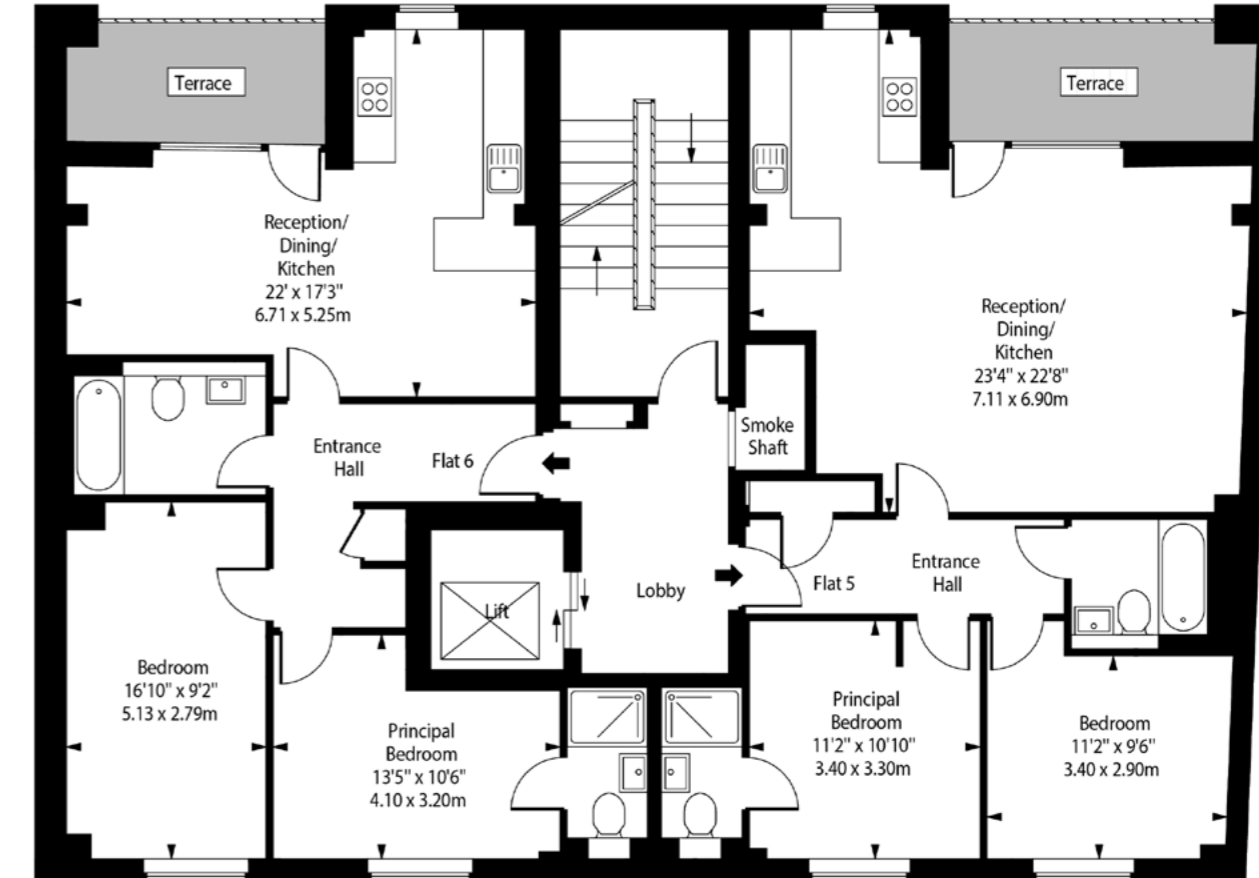
Gross Internal Area 662 sq. ft. – 61.50 sq. m.
(Excluding Communal Area)

FLAT 7

Gross Internal Area 758 sq. ft. – 70.42 sq. m.
(Excluding Communal Area)

FLOOR PLANS – FIRST FLOOR

For Illustration Purposes Only – Not To Scale



FLAT 6

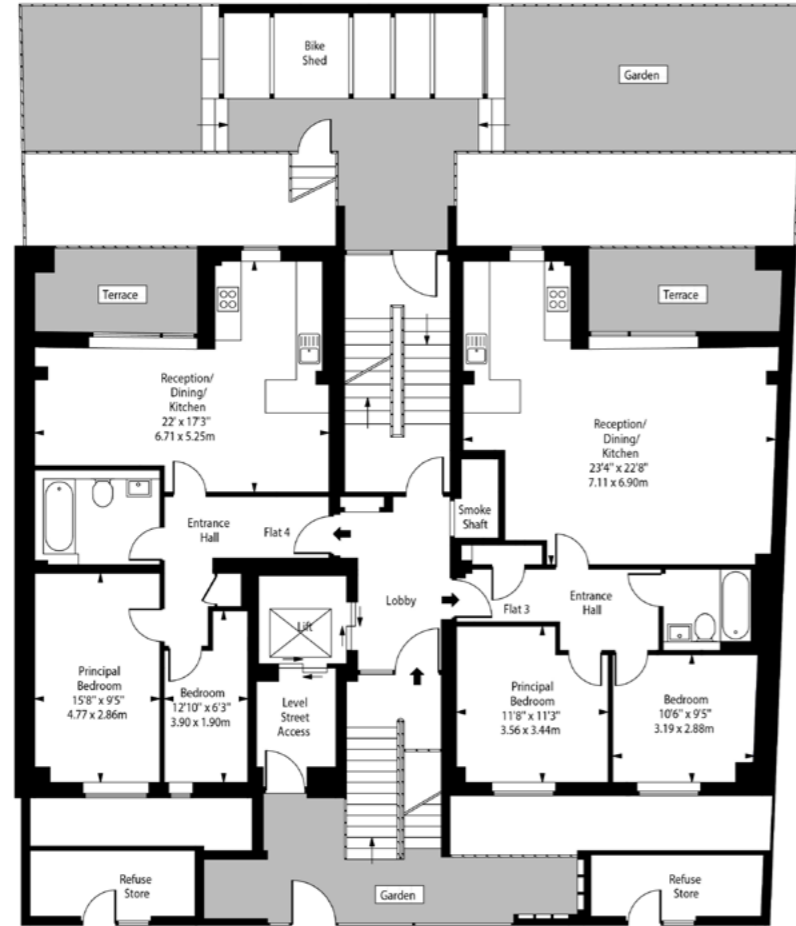
Gross Internal Area 825 sq. ft. – 76.64 sq. m.
(Excluding Communal Area)

FLAT 5

Gross Internal Area 758 sq. ft. – 70.42 sq. m.
(Excluding Communal Area)

FLOOR PLANS – GROUND FLOOR

For Illustration Purposes Only – Not To Scale



FLAT 4

Gross Internal Area 662 sq. ft. – 61.50 sq. m.
(Excluding Communal Area)

FLAT 3

Gross Internal Area 817 sq. ft. – 75.90 sq. m.
(Excluding Communal Area)

FLOOR PLANS – LOWER GROUND FLOOR

For Illustration Purposes Only – Not To Scale



FLAT 2

Gross Internal Area 743 sq. ft. – 69.02 sq. m.
(Excluding Communal Area)

FLAT 1

Gross Internal Area 957 sq. ft. – 88.91 sq. m.
(Excluding Communal Area)

CONTACT US
TO DISCUSS FURTHER OR
ARRANGE A VIEWING



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CEDAR HOUSE

BETHNAL GREEN, E2

CHESTERTONS