

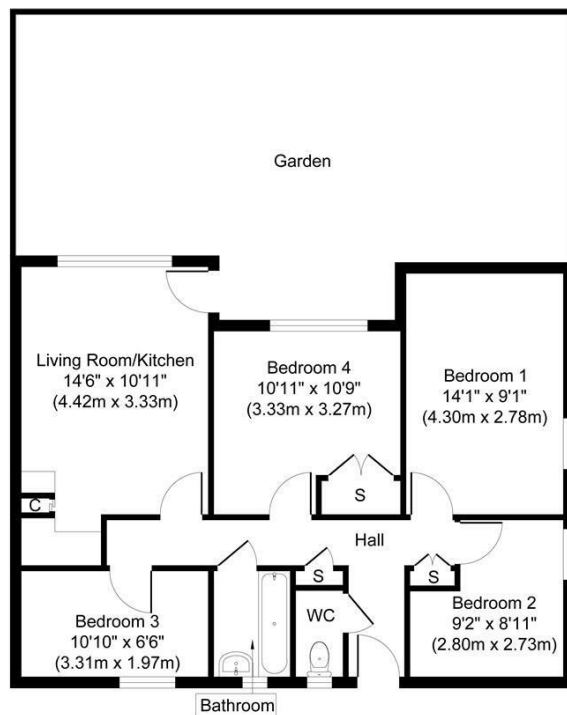


FLAT 5, BERRY HOUSE HEADLAM STREET LONDON, E1 5RS

£425,000
LEASEHOLD

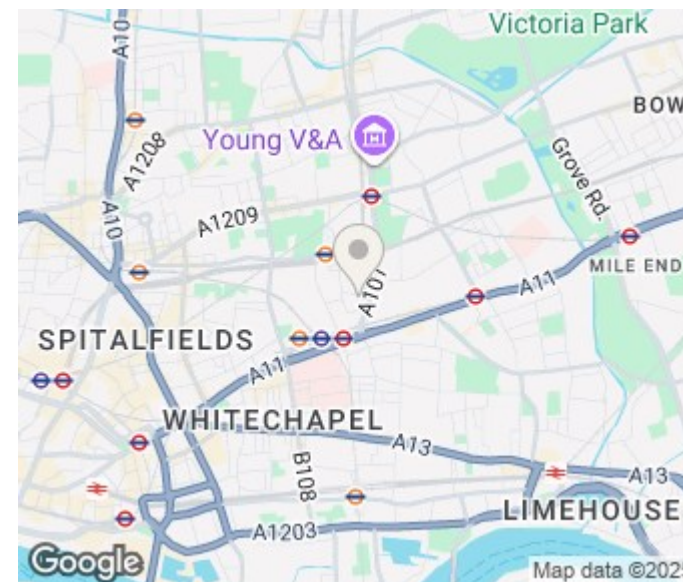
This beautifully presented 4-bedroom flat boasts an expansive open-plan kitchen and living area, perfect for modern living and entertaining, along with a private garden—a rare gem in this vibrant area! Ideally situated in the heart of E1, it's just minutes from Whitechapel and Bethnal Green Stations, offering quick access to the Elizabeth Line and District Line. Enjoy the best of East London living with excellent amenities, trendy cafes, and cultural hotspots right on your doorstep. With an 85-year lease and a £2,200 annual service charge. Book a viewing today! Guide Price £425,000 - £450,000


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Approximate Floor Area
714 sq. ft
(66.31 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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