



## Cleveland Way, Whitechapel, Whitechapel, E1 4UF

**£365 Per Week**

A 1 bedroom part furnished marionette situated between 3 tube stations (Stepney Green, Bethnal Green & Whitechapel)

Comprising of a small private front garden, reception room, modern fitted separate kitchen, modern bathroom suite and bedroom.

Tesco Express situated on the corner, short walk to Sainsbury's, and Asda, with a host of cafes, restaurants, pubs and market stalls very close by.

Secure parking space.

Comes part furnished.

PROPERTY AVAILABLE FROM 08.05.2024

- Whitechapel / Stepney E1
- Tesco Express On The Corner
- Available From 08.05.2024
- 1 Bedroom
- Own Front Garden
- Walk To Sainsbury's
- Walk To 3 Tube Stations
- Comes Part Furnished
- Secure parking space



BETHNAL GREEN OVERGROUND



SHADWELL STATION



BETHNAL GREEN STATION



STEPNEY GREEN STATION



MILE END STATION



WHITECHAPEL STATION

# Cleveland Way, Whitechapel, Whitechapel, E1 4UF



FRONT OF PROPERTY



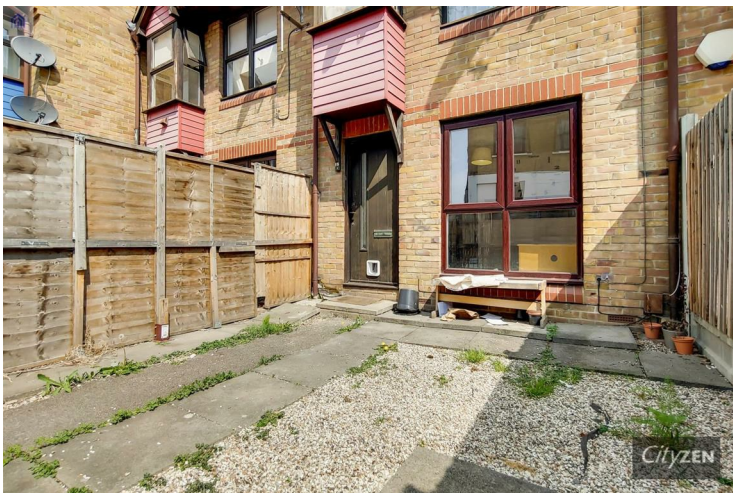
RECEPTION ROOM



GARDEN



RECEPTION ROOM VIEW



ENTRANCE



KITCHEN

# Cleveland Way, Whitechapel, Whitechapel, E1 4UF



**BEDROOM**



**BEDROOM VIEW**



**BATHROOM**



**GROSS INTERNAL MEASUREMENTS**  
The footprint of the property  
36.11 sqm / 388.68 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes common areas, restricted head height  
34.49 sqm / 371.25 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas, etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5m  
0.77 sqm / 8.29 sqft

Speci Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

speci **Verified**

RICS **Certified Property Measurer**

speci residential: 36.54 sqm / 393.31 sqft  
area assessments: 34.91 sqm / 375.77 sqft  
speci id: 6074455ca5b0f0dc03cae51

**Energy Efficiency Rating**

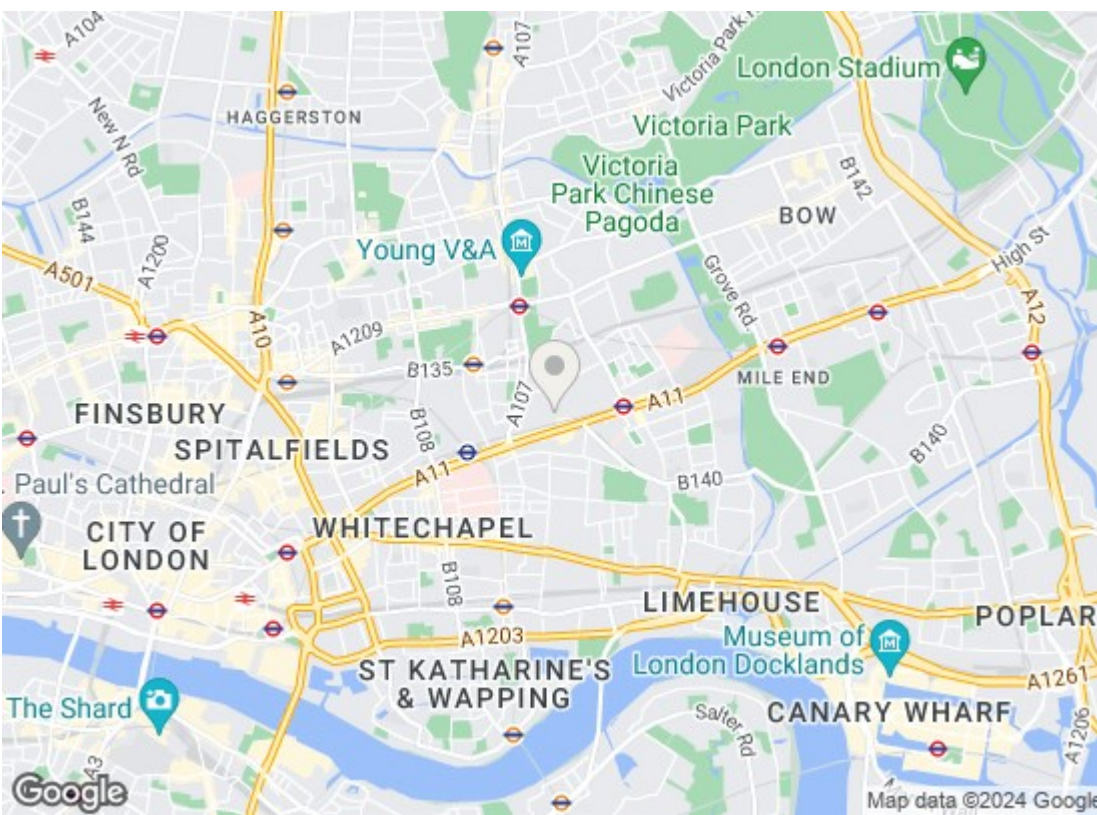
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	77	79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.