



Hamilton Lodge, Cleveland Grove, London, E1 4XH

£460 Per Week

A 2 double bedroom top floor apartment for rent within this very sought after gated mews development.

Comprising of reception room, separate modern fitted kitchen, 2 double bedrooms, modern bathroom suite, wooden flooring and sash windows.

Located between Stepney Green and Whitechapel tube stations, with Tesco Express on your doorstep, Sainsbury's supermarket, Asda, local market stalls, cafes, pubs and local shops also moments away.

Secure parking space.

Comes furnished.

PROPERTY AVAILABLE FROM NOW.

- 2 Double Bedrooms
- Gated Mews Development
- Short Walk To Sainsbury's
- Available From Now
- Top Floor Apartment
- Sash Windows
- Comes Furnished
- Secure Parking Space
- Between 3 Tube Stations
- Tesco Express On Your Doorstep

Hamilton Lodge, Cleveland Grove, London, E1 4XH

CLEVELAND GROVE



WHITECHAPEL TUBE



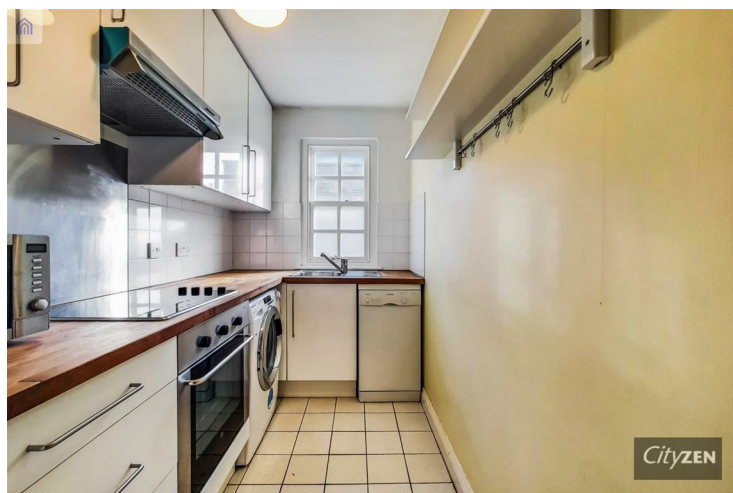
BETHNAL GREEN TUBE



STEPNEY GREEN TUBE



BEDROOM 2



KITCHEN



RECEPTION ROOM

Hamilton Lodge, Cleveland Grove, London, E1 4XH



RECEPTION ROOM VIEW



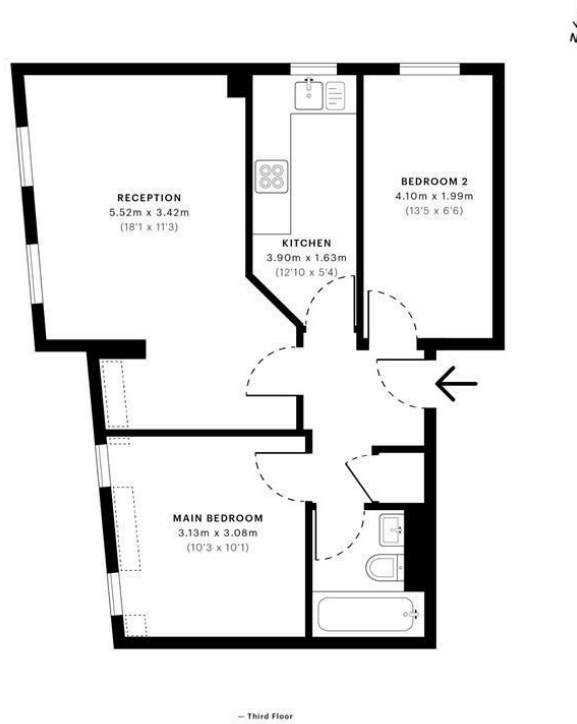
CLEVELAND GROVE ENTRANCE



BEDROOM 1



BATHROOM



GROSS INTERNAL MEASUREMENTS
The footprint of the property
51.96 sqm / 559.29 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes measurements of restricted head height
48.80 sqm / 525.28 sqft

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

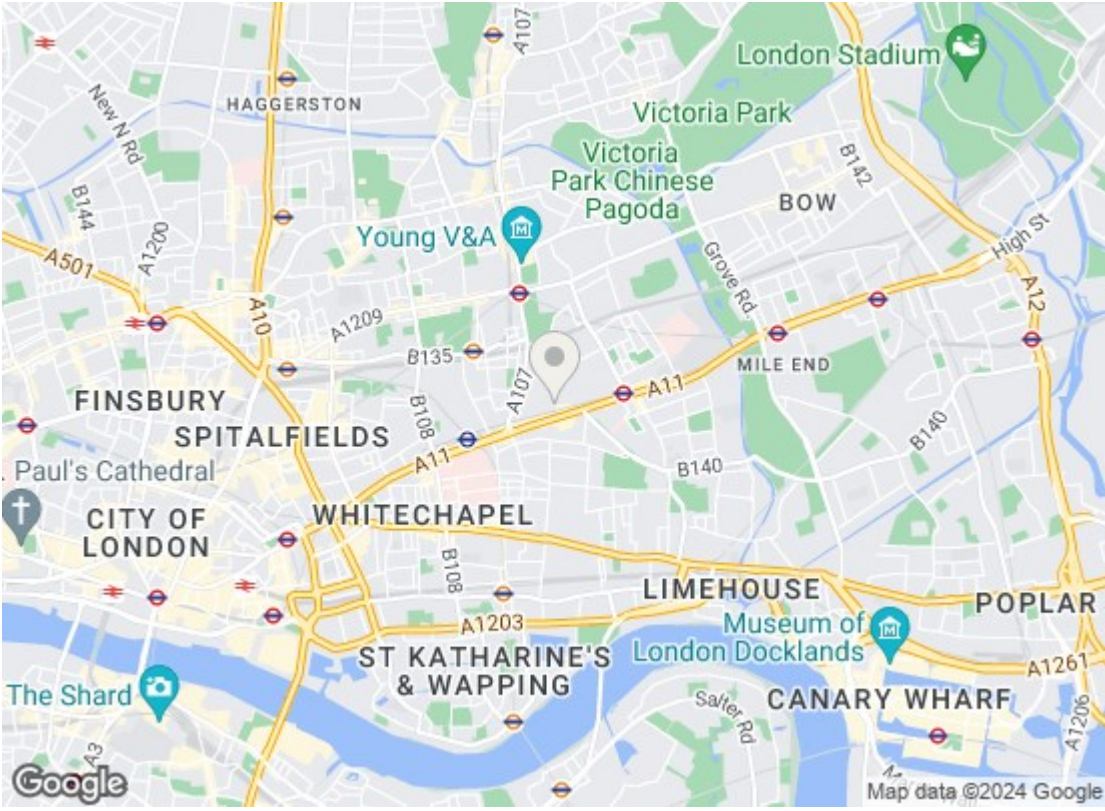
RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.95 sqm / 10.23 sqft

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots 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.

RICS Certified Property Measurer

IPMS residential: 51.96 sqm / 559.29 sqft
IPMS commercial: 48.80 sqm / 525.28 sqft

spec id: 610393289f6cf80ddc6c6bba8



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(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
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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.