



Keeling House, Claredale Street, Bethnal Green, London, E2 6PG

£624,995

A superb and rare to market is this 2 double bedroom duplex apartment for sale within this very sought after development 'KEELING HOUSE' Bethnal Green E2.

Comprising of an open plan living room with a brand new fitted kitchen, door to decked terrace, 2 double bedrooms and modern bathroom suite.

The apartment has just been redecorated throughout, with new flooring to all rooms.

Located just off the Hackney Road within close proximity to Columbia Road Flower Market, access to Shoreditch and the City couldn't be easier, with Bethnal Green Tube station and Cambridge Heath Station both within walking distance.

Day concierge. Chain free sale.

GROUND RENT £200 PA / SERVICE CHARGE £4850 PA / LEASE 973 YEARS *the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these should you wish to purchase the apartment.

- 2 Double Bedrooms
- Very Short Walk To Tube & Overground
- Walk To Bethnal Green Tube
- Brand New Fitted Kitchen
- Very Sought After Development
- Day Porter
- Walk To Cambridge Heath Station
- Balcony
- Duplex Apartment
- Just Been Redecorated Throughout

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RECEPTION ROOM



KITCHEN



RECEPTION ROOM



RECEPTION ROOM



RECEPTION ROOM



BALCONY

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KEELING HOUSE



BEDROOM



BATHROOM



BEDROOM



BEDROOM



BEDROOM

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HALLWAY



ENTRANCE HALL

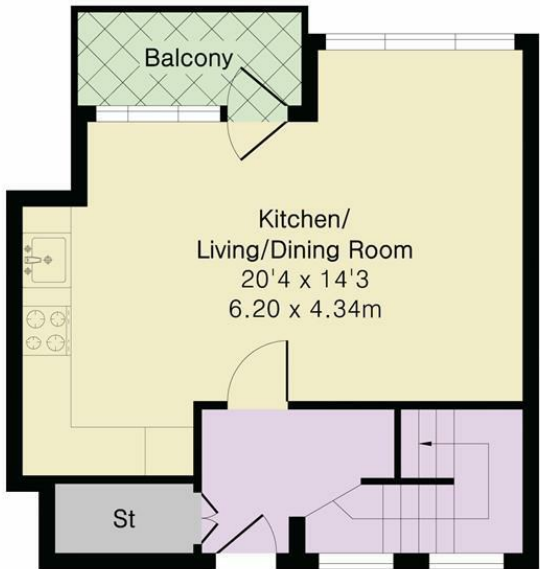


ENTRANCE HALL

Approximate Gross Internal Area 720 sq ft - 67 sq m

First Floor Area 369 sq ft – 34 sq m

Second Floor Area 351 sq ft – 33 sq m



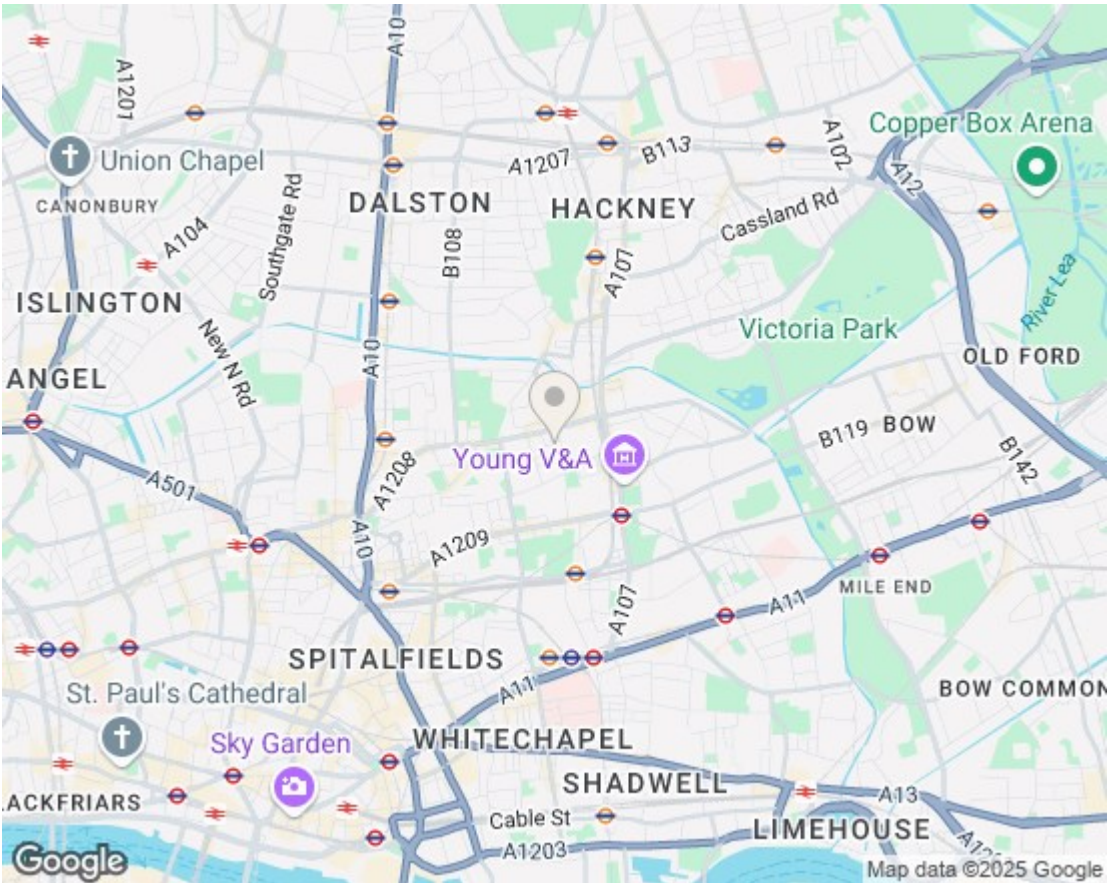
First Floor



Second Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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		
	45	63
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.