



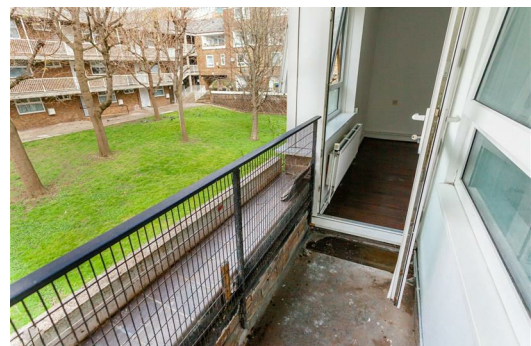
Hind Grove, London, , E14 6HP £280,000

Elms Estates are pleased to offer to the market For Sale this One Double Bedroom Apartment offering over 500 sqft with its very own balcony.

The property is situated just off East India Dock Road on a delightful street with numerous Green Spaces such as Bartlett Park and Mile End Park just a short walk away. It has Excellent Transport Links such as Langdon Park DLR and Mile End Underground Stations close by. This property offers a superb array of Local Amenities and an abundance of Shops, Restaurants and Cafes.

Internally the property is presented well with a bright and airy spacious living area, good size kitchen with space to dine and family bathroom. The property also benefits from its own balcony and is offered to the market on a CHAIN FREE basis.

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our Property Consultants.



Reception

13'1" x 11'9" (4.0 x 3.6)

Kitchen

13'1" x 8'10" (4.0 x 2.7)

Bedroom

14'5" x 8'6" (4.4 x 2.6)

Bathroom

Balcony

Material Information

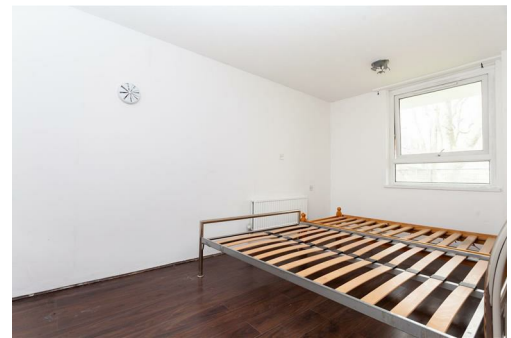
Tenure: Leasehold

Length Of Lease: Approx 104 Years remaining

Annual Ground Rent: £10.00 Per year

Annual Service Charge: £1083.27

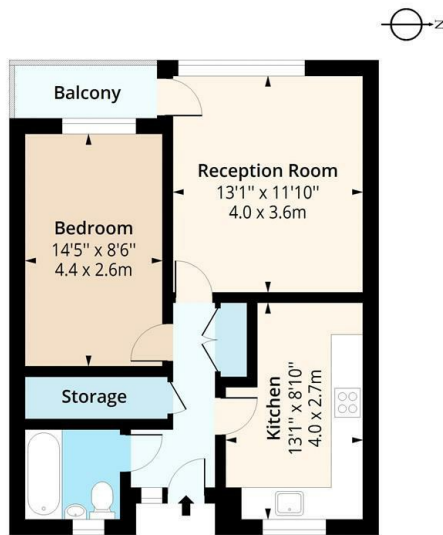
Council Tax Band: B



Hind Grove, E14

Approx. Gross Internal Area 533 Sq Ft - 49.52 Sq M (Excluding Balcony)

Approx. Gross Internal Area 562 Sq Ft - 52.21 Sq M (Including Balcony)



First Floor

Floor Area 533 Sq Ft - 49.52 Sq M

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
lpaplus.com

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus+) A		(92 plus+) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

Energy Efficiency Rating: Current 68, Potential 78