



Hind Grove  
London, E14 6HP

£475,000



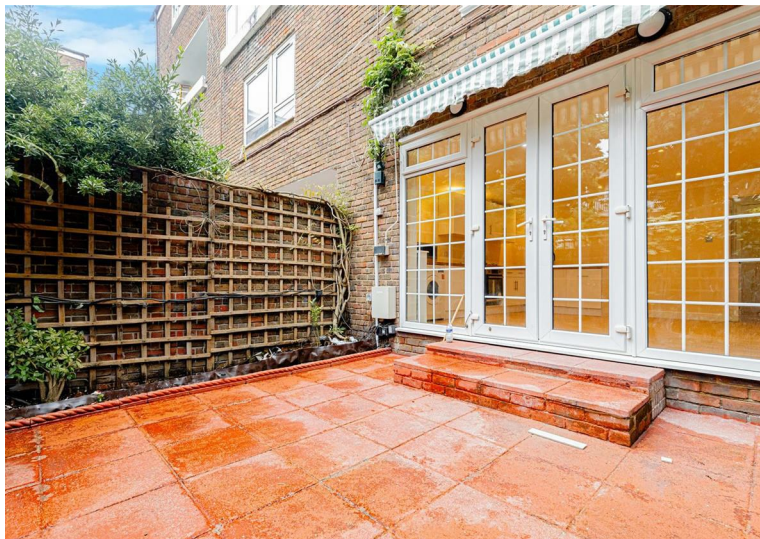
Elms Estates are delighted to offer to the market For Sale this Newly Refurbished Four Bedroom Ground Floor Maisonette with its Own Rear Garden.

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 has been refurbished throughout, fitted with a new kitchen and bathroom, boasting a spacious open plan living space looking out on to the garden. The property also offers four double bedrooms, two of which come equipped with ample built in storage and a separate ground floor WC. The property also benefits from having it's own private entrance off the street.

Hind Grove is offered to the market on a CHAIN FREE basis and is not one to be missed.

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



## Kitchen/Lounge

17'5" x 15'5" (5.31m x 4.70m)



## Bedroom One

13'1" x 10'10" (3.99m x 3.30m)



## Bedroom Two

13'9" x 9'6" (4.2 x 2.9)



## Bedroom Three

9'10" x 6'11" (3.00m x 2.11m)



## Bedroom Four

11'10" x 11'6" (3.61m x 3.51m)



## WC

## Bathroom



## Garden

19'8" x 14'9" (approx.) (6.0 x 4.5 (approx.))



## Material Information

Tenure: Leasehold

Length Of Lease: Approx 85 Years remaining

Annual Ground Rent: £10.00 Per year

Annual Service Charge: £1,750.00 Per Year

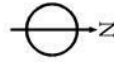
Council Tax Band: C





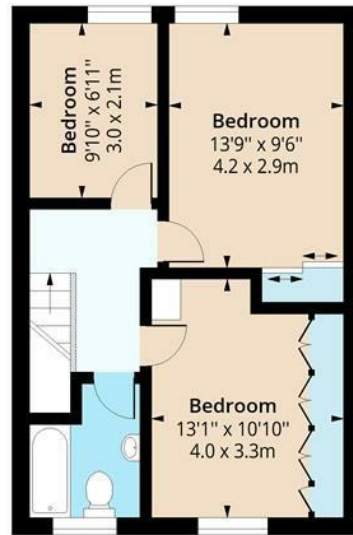
# Hind Grove, E14

Approx. Gross Internal Area 988 Sq Ft - 91.78 Sq M



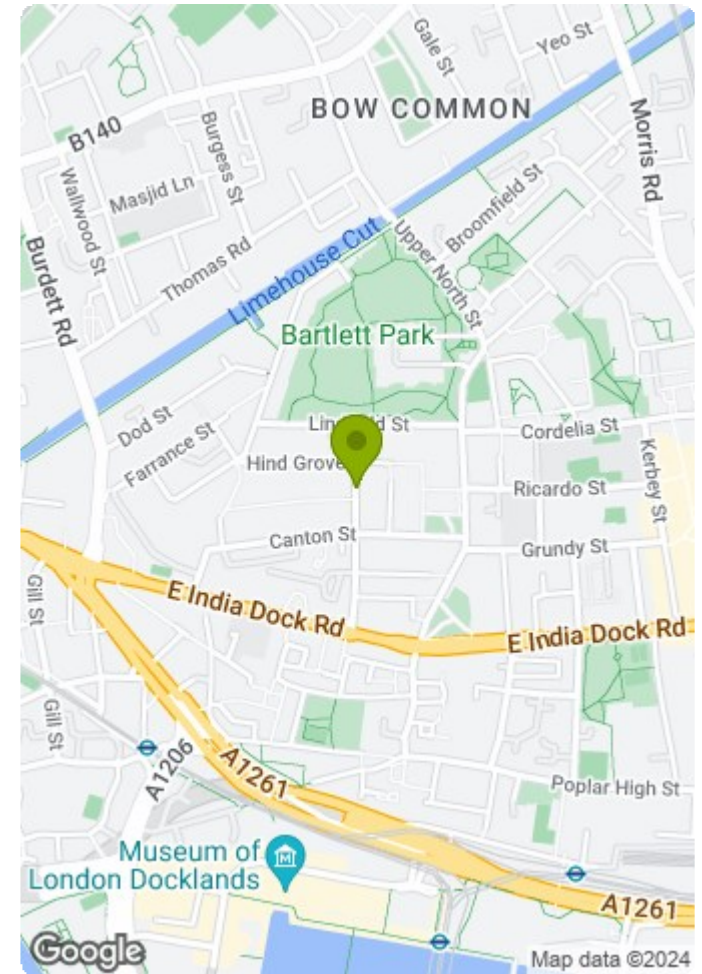
## Ground Floor

Floor Area 494 Sq Ft - 45.89 Sq M



## First Floor

Floor Area 494 Sq Ft - 45.89 Sq M



Measured according to RICS IPMS2. 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. 1 sq m = 10.76 sq feet.

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Date: 29/5/2024

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			
		76	78
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	