



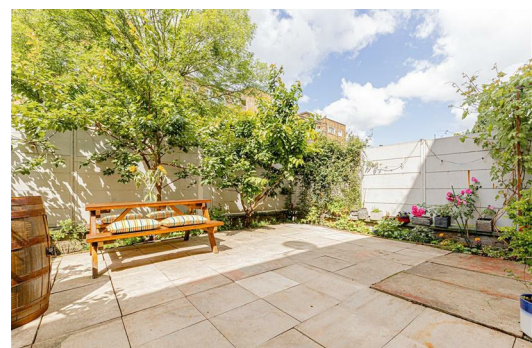
## Kedleston Walk, London, , E2 9RP £600,000

GUIDE PRICE £600,000 - £625,000 Elms Estates are absolutely delighted to bring to the market For Sale this Spectacular Two-bedroom maisonette with its own Private rear garden.

Kedleston Walk is located in the heart of Bethnal Green within walking distance to Bethnal Green Overground & Overground station but also with multiple bus routes in to the City, West End and beyond and additionally the Glorious Victoria Park is within a short walk and offers Beautiful Open Spaces and Miles of Scenic Walks. The Relaxed, Cool Feel of Victoria Park Farmers Market will make for wonderful lazy Sunday morning strolls. This property really is set within the Heart of the East End with easy access to all of the Restaurants, Bars, Shops, Markets, Gyms, Parks, Galleries and Museums this Exciting Area has on offer.

Internally the property is bright and spacious throughout with a large reception room, Separate kitchen with access to the garden. On the first floor there is two double bedrooms with a bathroom and separate w/c.

Kedleston Walk is offered to the market on a Chain Free basis and really does offer a unique and rare property purchase. An early internal inspection is highly recommended in order to avoid disappointment.



### Reception

19'4" x 9'10" (5.9 x 3.0)

### Kitchen

14'1" x 9'10" (4.3 x 3.0)

### Bedroom One

13'5" x 9'10" (4.1 x 3.0)

### Bedroom Two

13'5" x 10'2" (4.1 x 3.1)

### Bathroom

### W/C

### Garden

### Material Information

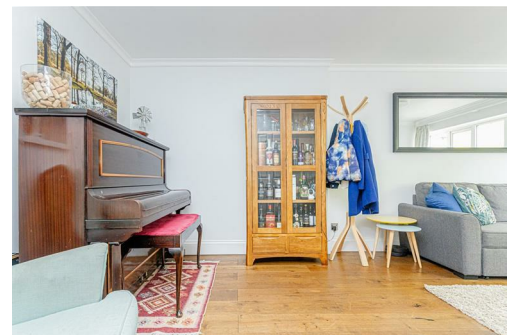
Tenure: Leasehold

Length Of Lease: Approx 174 Years remaining

Annual Ground Rent: £10.00 Per year

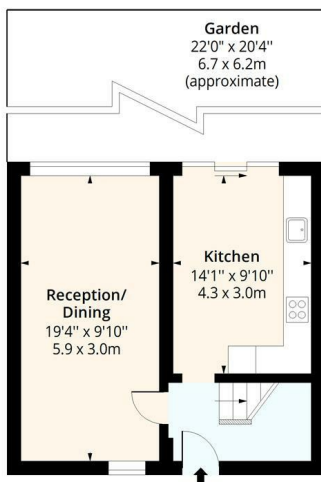
Annual Service Charge: Approx £1,943.84 Per year

Council Tax Band: C



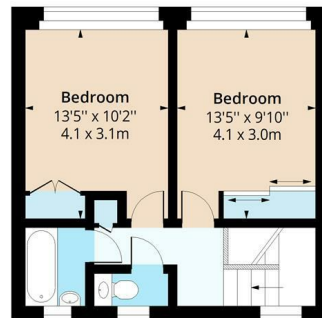
### Kedleston Walk, E2

Approx. Gross Internal Area 840 Sq Ft - 78.04 Sq M



Ground Floor

Floor Area 420 Sq Ft - 39.02 Sq M



First Floor

Floor Area 420 Sq Ft - 39.02 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. Date: 30/5/2024

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
62	89		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	