



## Brady Street, London, , E1 5DN

### £425,000

GUIDE PRICE £425,000 - £450,000 Elms Estates are pleased to offer to the market For Sale this spacious Two Bedroom Maisonette with a private rear garden.

Heathpool House is situated just moments from Bethnal Green Road with numerous Green Spaces such as Weaver's Fields, Bethnal Green Gardens, Museum Gardens, St Bartholmew Gardens within easy reach. It has Excellent Transport Links such as Whitechapel station, Bethnal Green Underground & Overground Stations close by. It is a short walk to the famous Brick Lane & Shoreditch High Street and close to many superb Local Amenities and an abundance of Shops, Restaurants and Cafes.

Internally the property is bright and spacious throughout with a good size reception room that gives you access to the garden, Separate kitchen, Two double bedrooms and a bathroom with separate W/C.

This property 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

16'0" x 11'1" (4.9 x 3.4)

## Kitchen

16'4" x 7'2" (5.0 x 2.2)

## Bedroom One

11'5" x 9'10" (3.5 x 3.0)

## Bedroom Two

12'9" x 8'6" (3.9 x 2.6)

## Bathroom

## W/C

## Garden

## Material Information

Tenure: Leasehold

Length Of Lease: Approx 84 Years remaining

Annual Ground Rent £10.00 Per year

Annual Service Charge: £3,600.97 Per year

Council Tax Band: C



## Heathpool Court, E1

Approx. Gross Internal Area 758 Sq Ft - 70.42 Sq M

Approx. Gross Store Area 24 Sq Ft - 2.23 Sq M



Measured according to RICS IPMS3. 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: 6/6/2024

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
74	76		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC