



Cambridge Heath Road, London, , E2 0EL
£550,000

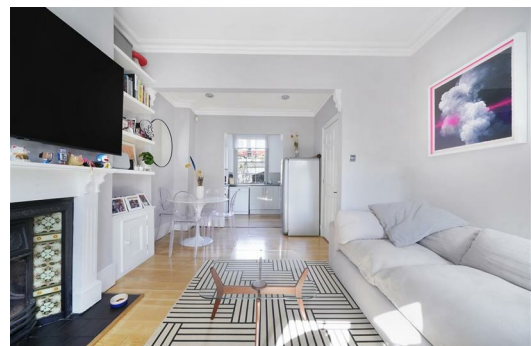
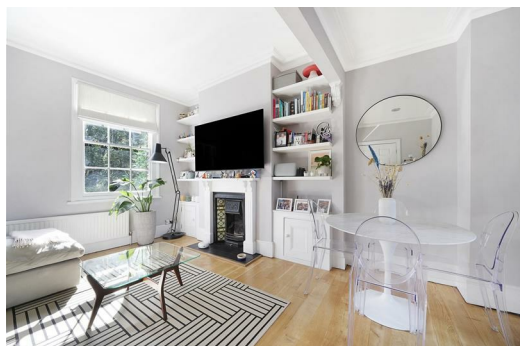
Elms Estates are delighted to be able to offer to the market this Beautifully Presented Two Bedroom Georgian Grade II Listed Maisonette with an abundance of local amenities close by. Conveniently positioned on Cambridge Heath Road, perfect for those travelling or working in and around the City of London with the Underground Station being within a stone's throw and the Overground Station just a short walk away.

Located within the Heart of the East End, almost everything you need is already at your doorstep. Local supermarkets are within a short walk, restaurants, cafes, and pubs are aplenty. In such a dense part of town, greenery is easy to come by with Victoria Park, Weavers Field, Victoria Park Square and Bethnal Green Gardens all nearby, offering the perfect blend of urban living and green spaces. Not to mention how accessible gyms, galleries and museums are as well as the other fantastic opportunities this area has to offer.

The property boasts its own private entrance which leads you up to the first floor where you are greeted by a dual aspect open plan reception/kitchen area sporting high ceilings with heaps of natural light and amazing views overlooking Bethnal Green Gardens and St John's Church.

Leading to the top floor you have two good sized bedrooms both offering in built storage as well as a modern shower room with matching matte black accents and a rainfall shower.

For more information or to schedule a viewing, please contact our team of Property Consultants who can arrange a visit for you at your earliest convenience.



Reception/Kitchen

21'3" x 13'1" (6.5 x 4.0)

Bedroom One

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

Bedroom Two

9'6" x 6'2" (2.9 x 1.9)

Shower Room

W/C

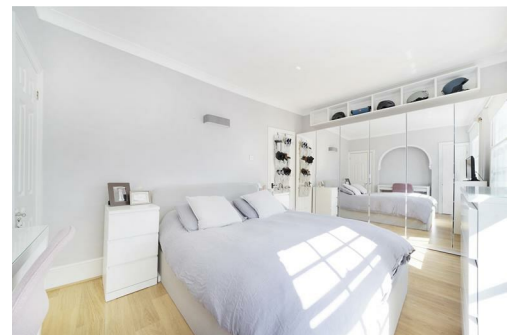
Material Information

Tenure: Leasehold

Length Of Lease: Approx 90 Years remaining

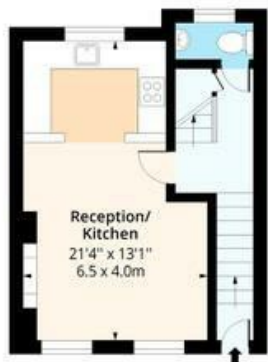
Annual Ground Rent: £150.00 Per year

Council Tax Band: C



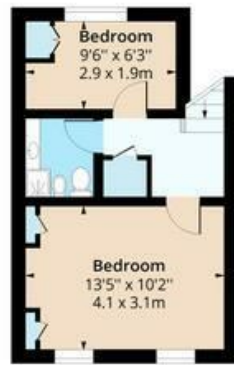
Cambridge Heath Road, E2

Approx. Gross Internal Area 654 Sq Ft - 60.76 Sq M



First Floor

Floor Area 357 Sq Ft - 33.17 Sq M



Second Floor

Floor Area 297 Sq Ft - 27.59 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.

ipaplus.com

Date: 5/7/2024

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	
(92-100) 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

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England & Wales