



Hanbury Street, London, , E1 5JR £500,000

GUIDE PRICE £500,000 - £525,000 Elms Estates are pleased to be able to offer to the market for sale this THREE bedroom maisonette benefiting from its own rear garden.

The Property is located just moments from Brick Lane and Spitalfields Market and within walking distance to Liverpool Street station plus Aldgate East station giving you easy access across London. Columbia Road Flower Market also being moments away. This location has a lot to offer with an array of shops and dining experiences. 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 offers spacious living accommodation with a good size reception room which gives access to the garden and a separate kitchen all arranged on the ground floor. On the first floor there is three good size bedrooms and a bathroom with separate w/c.

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



Reception

15'5" x 11'9" (4.7 x 3.6)

Kitchen

11'5" x 10'2" (3.5 x 3.1)

Bedroom One

14'5" x 8'2" (4.4 x 2.5)

Bedroom Two

12'9" x 7'10" (3.9 x 2.4)

Bedroom Three

11'1" x 6'10" (3.4 x 2.1)

Bathroom

W/C

Garden

36'1" x 15'5" (11.0 x 4.7)

Material Information

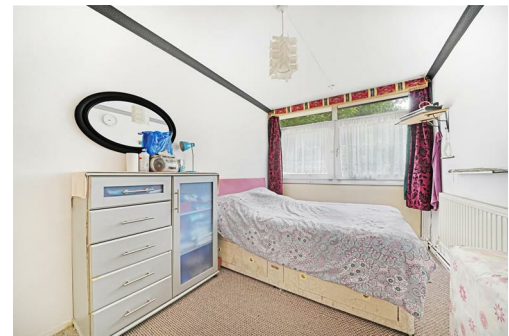
Tenure: Leasehold

Length Of Lease: Approx 85 Years remaining

Annual Ground Rent: £10.00 Per year

Annual Service Charge: Approx £2,201.15 Per year

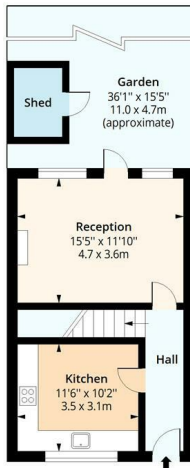
Council Tax Band: C



Kingward House, E1

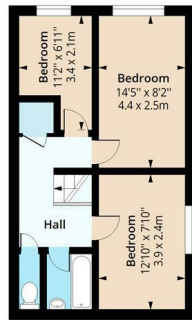
Approx. Gross Internal Area 829 Sq Ft - 77.01 Sq M

Approx. Gross Shed Area 30 Sq Ft - 2.79 Sq M



Ground Floor

Floor Area 390 Sq Ft - 36.23 Sq M



First Floor

Floor Area 439 Sq Ft - 40.78 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: 15/7/2024

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential

Energy Efficiency Rating: 79 (Current), 79 (Potential)
 Environmental Impact (CO₂) Rating: C (Current), C (Potential)

England & Wales EU Directive 2002/91/EC
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