



## Claredale Street, London, , E2 6PG

### £700,000

Elms Estates are delighted to be able to offer to the market For Sale this Amazing Two Bedroom Apartment arranged over the top three floors with its own roof terrace with the most amazing views over London.

Keeling House, built in the 1950s and designed by the renowned Architect - Denys Lasdun on the former site of The Mullord Brothers printing press. The building has since been updated by Award Winning Architects Munkenbeck + Marshall back in 2001. The site was given a Grade II Listed status in 1993. The building benefits from a communal courtyard with two prominent water features, secure cycle storage as well as gated car parking.

The Property is located within walking distance of Bethnal Green Tube Station while also benefitting hugely from the many small Green Spaces and Victoria Park being just a short walk away. Columbia Road Flower Market will make for wonderful lazy Sunday morning strolls while the vibrant Broadway Market is within easy reach offering 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 apartment is arranged over three floors comprising of a large open plan reception/kitchen area with high ceilings, Master bedroom with access to its own balcony and a further second double bedroom with built in storage and Modern shower room. On the top floor there is a sunroom which gives you access to a wrap around roof terrace with amazing views across



Reception/Kitchen  
20'4" x 19'0" (6.2 x 5.8)

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

Balcony

Bedroom Two  
12'9" x 8'10" (3.9 x 2.7)

Shower Room

Sunroom

Roof Terrace

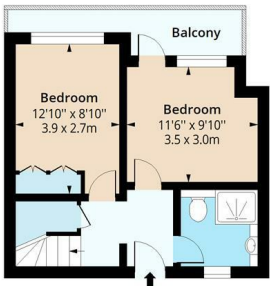
Material Information

Tenure: Leasehold  
Length Of Lease: Approx 974 Years remaining  
Annual Ground Rent: £200.00 Per year  
Annual Service Charge: £7,958.99 Per Year  
Council Tax Band: G

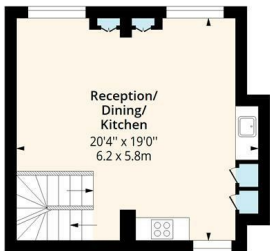
Marketing Disclaimer

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed and they do not constitute an offer or contract. Any intending purchaser must rely on their own inspection and enquiries. All measurements, areas and distances are approximate and are for guidance purposes only. Photographs and floor plans are for illustrative purposes only and some images may have been digitally enhanced for marketing purposes. Fixtures, fittings and services have not been tested and no warranty is given as to their condition or suitability. Leasehold, new build and service charge information (where applicable) is provided in good faith and should be verified by the buyer's solicitor. EPC ratings are correct at the time of marketing and are subject to change. No person in the employment of Elms Estates has authority to make or give any representation or warranty in relation to this property.

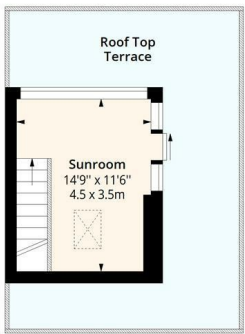
Keeling House, E2  
Approx. Gross Internal Area 909 Sq Ft - 84.45 Sq M  
Approx. Gross Balcony/ Terrace Area 375 Sq Ft - 34.84 Sq M



Fourteenth Floor  
Floor Area 365 Sq Ft - 33.91 Sq M



Fifteenth Floor  
Floor Area 374 Sq Ft - 34.74 Sq M




Sixteenth Floor  
Floor Area 170 Sq Ft - 15.79 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: 11/7/2024



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