



## Derbyshire Street, London, , E2 6HL

### £325,000

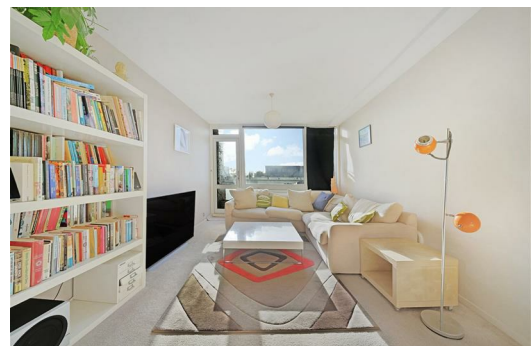
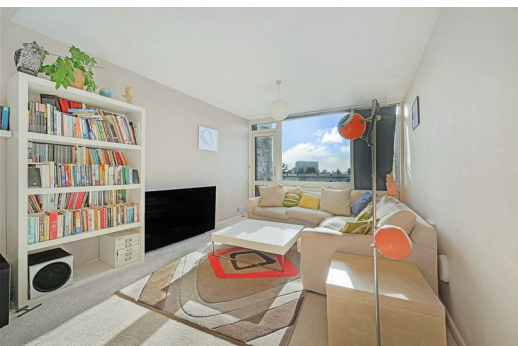
Elms Estates are pleased to be able to offer to the Market for sale this Spacious Two Bedroom Maisonette with its own balcony.

Westhope House is located just off of Valance Road within a short walk of either Bethnal Green (Central Line) Tube Station or Bethnal Green London Overground Station. You are also located just next to Weavers Field Recreation Ground offering open spaces and just behind Bethnal Green Road with all possible local amenities.

Internally the property is bright and spacious through out with a good size reception which gives you access to the balcony, Separate kitchen, Two double bedrooms and a bathroom with separate w/c.

An early internal inspection is highly recommended in order to avoid disappointment.

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





Reception

20'4" x 11'1" (6.2 x 3.4)

Kitchen

11'5" x 11'1" (3.5 x 3.4)

Balcony

Bedroom One

11'5" x 11'1" (3.5 x 3.4)

Bedroom Two

11'1" x 11'1" (3.4 x 3.4)

Bathroom

W/C

Material Information

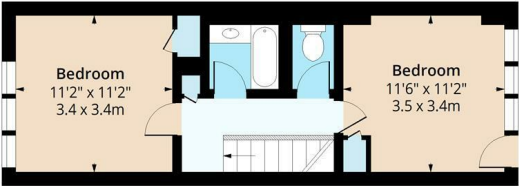
Tenure: Leasehold  
Length Of Lease: Approx 84 Years remaining  
Annual Ground Rent: £10.00 Per year  
Annual Service Charge: £2,670.23 Per Year  
Council Tax Band: C



Westhope House, E2

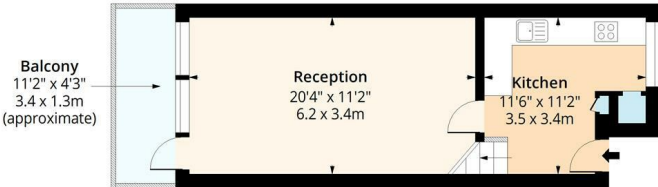
Approx. Gross Internal Area 737 Sq Ft - 68.47 Sq M

Approx. Gross Balcony Area 48 Sq Ft - 4.46 Sq M



Ninth Floor

Floor Area 388 Sq Ft - 36.05 Sq M



Eighth Floor

Floor Area 349 Sq Ft - 32.42 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: 13/11/2024

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) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
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	