



## Cambridge Heath Road, London, , E1 5QR

### £485,000

Elms Estates are delighted to be offering to the market For Sale this Three Bedroom Maisonette arranged over the Ground and First Floor with a Private Rear Garden.

Donegal House is located directly off of Cambridge Heath Road and within a short walk of either Whitechapel (District and Hammersmith & City lines) Tube Station or Bethnal Green (Central Line) Tube Station and having multiple bus routes in to the City, West End and beyond.

In addition to the fantastic transport links, Donegal is situated just up the road from Whitechapel's famous Street Market with a easy access to local amenities, with Bethnal Green Gardens, a Sainsbury's and Gym just a few minutes walk away.

Internally the property is bright and spacious throughout with a large Reception room which gives you access to the private rear garden, Separate kitchen, three good size bedrooms and a bathroom with separate W/c.

Donegal House 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 Room  
15'5" x 11'1" (4.7 x 3.4)

Kitchen  
10'5" x 7'6" (3.2 x 2.3)

Bedroom One  
13'9" x 8'6" (4.2 x 2.6)

Bedroom Two  
13'1" x 8'6" (4.0 x 2.6)

Bedroom Three  
10'5" x 7'6" (3.2 x 2.3)

Bathroom

W/C

Garden

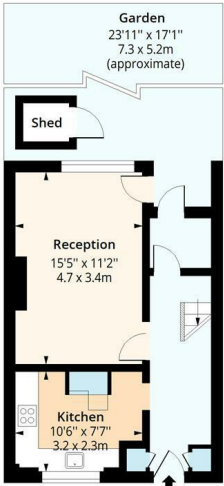
Material Information

Tenure: Leasehold  
Length Of Lease: Approx 84 Years remaining  
Annual Ground Rent: £10.00 Per year  
Annual Service Charge: £2,155.49 Per Year  
Council Tax Band: C

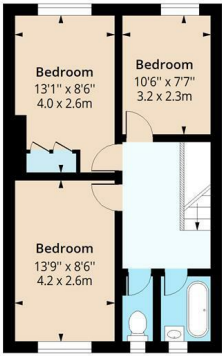


Donegal House, E1

Approx. Gross Internal Area 872 Sq Ft - 81.01 Sq M



Ground Floor  
Floor Area 405 Sq Ft - 37.62 Sq M



First Floor  
Floor Area 467 Sq Ft - 43.38 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: 6/3/2025

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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	