



Cambridge Heath Road  
London, E1 5QR

£450,000

  
elms  
ESTATES



GUIDE PRICE £450,000 - £475,000 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





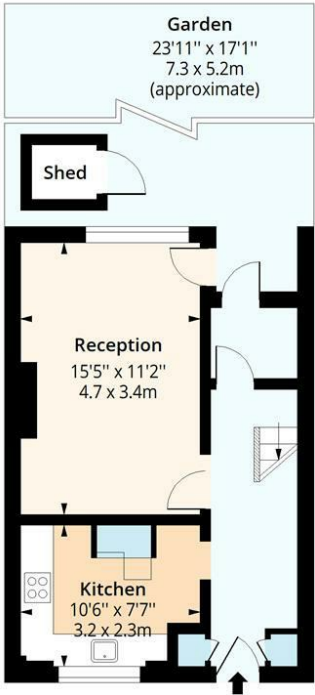






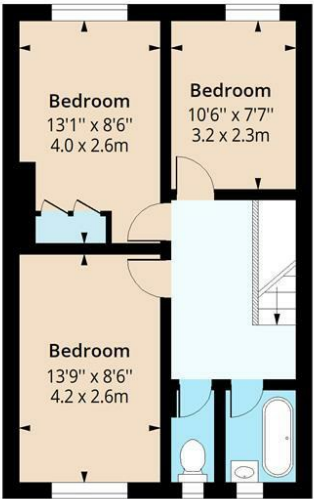
# Donegal House, E1

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



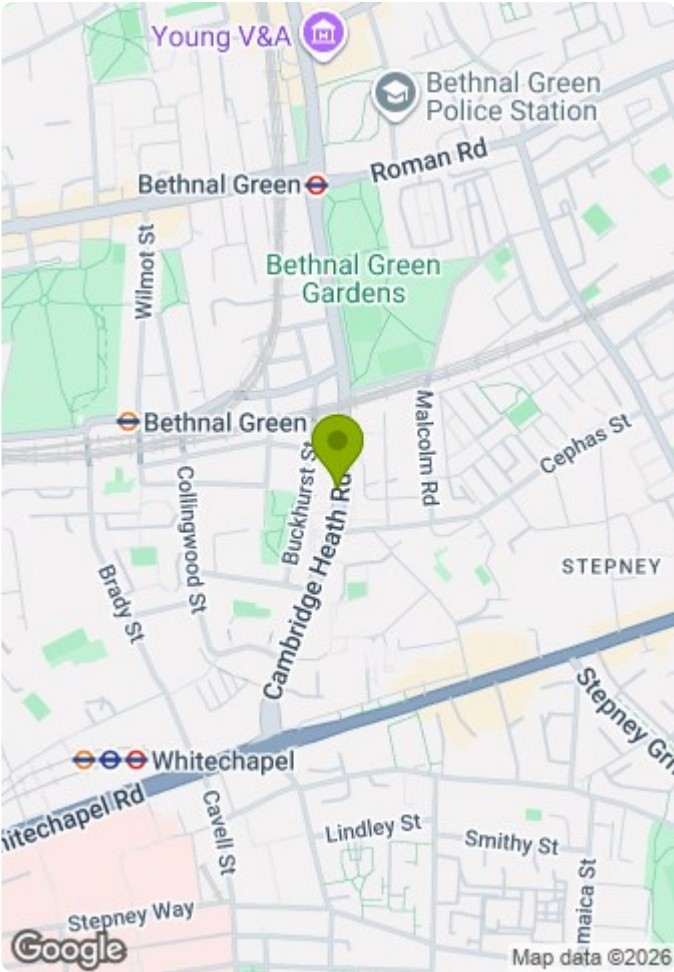
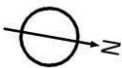
Ground Floor

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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