



## Hague Street, London, , E2 6HN

### £1,250,000

Elms Estates are delighted to be able to offer to the market for sale this beautifully presented Three Bedroom Victorian Mid terraced House.

Hague Street is nestled between the Vibrant Bethnal Green Road and Open Green Space of Weavers' Field, is within walking distance of both Bethnal Green Tube and Underground stations. The Relaxed, Cool Feel of 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 property is bright and spacious throughout, with the ground floor boasting a large reception room, Separate kitchen with breakfast bar while also benefitting from a fourth bedroom with its own en suite and access to the courtyard Garden. The first floor consists of three double bedrooms and a family bathroom.

Hague Street really does offer a unique and rare property purchase. 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  
12'1" x 10'5" (3.7 x 3.2)

Kitchen  
15'8" x 10'5" (4.8 x 3.2)

Bedroom One  
15'8" x 10'5" (4.8 x 3.2)

Bedroom Two  
12'5" x 10'9" (3.8 x 3.3)

Bedroom Three  
9'10" x 9'2" (3.0 x 2.8)

Bathroom

Bedroom Four  
13'1" x 9'10" (4.0 x 3.0)

En-Suite

Garden

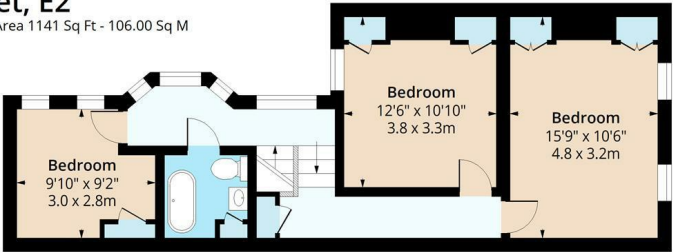
Material Information

Tenure: Freehold  
Council Tax Band: E



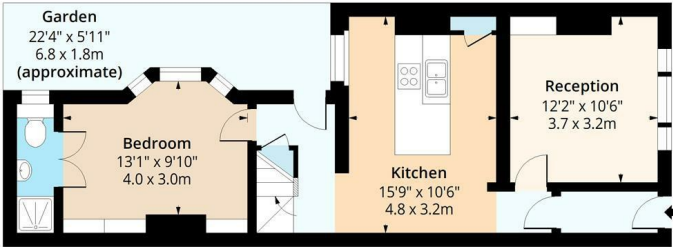
Hague Street, E2

Approx. Gross Internal Area 1141 Sq Ft - 106.00 Sq M



First Floor

Floor Area 574 Sq Ft - 53.32 Sq M



Ground Floor

Floor Area 567 Sq Ft - 52.67 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: 16/4/2025

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