



3 Hague Street, London, , E2 6HY

£450,000

Guide Price £450,000 - £475,000 Elms Estates are absolutely delighted to be able to offer to the market for sale this spacious Two Bedroom apartment offered to the market on a chain free basis.

Weavers Court 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 features a spacious reception room, separate modern fitted kitchen, Two well-proportioned bedrooms and a contemporary shower room.

Weavers Court really does offer a unique and rare property purchase in a sought-after location. 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 Room
14'1" x 10'5" (4.3 x 3.2)

Kitchen
7'6" x 7'2" (2.3 x 2.2)

Bedroom One
11'1" x 9'10" (3.4 x 3.0)

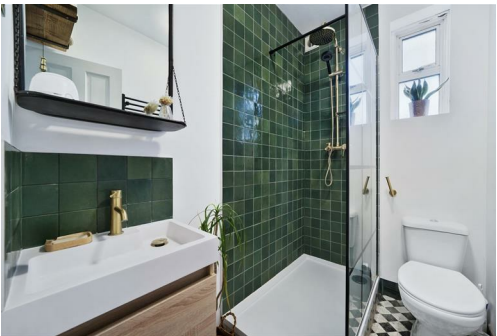
Bedroom Two
9'10" x 7'6" (3.0 x 2.3)

Shower Room

Communal Roof Terrace

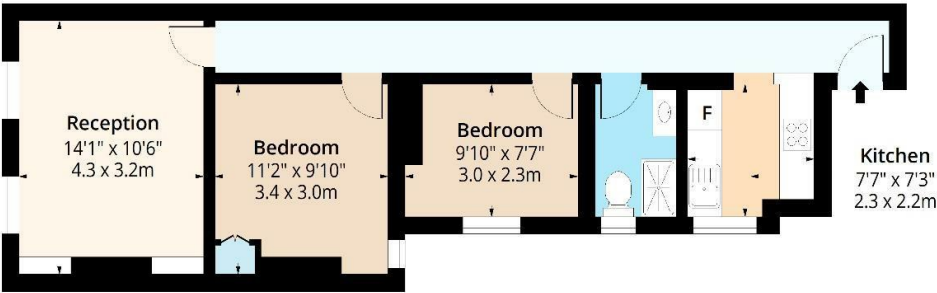
Material Information

Tenure: Leasehold
Length Of Lease: Approx 147 Years remaining
Annual Service Charge: Approx £2,500 Per year
Council Tax Band: C



Weavers Court, E2

Approx. Gross Internal Area 584 Sq Ft - 54.25 Sq M



Second Floor
Floor Area 584 Sq Ft - 54.25 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: 14/4/2025

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