



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

### £325,000

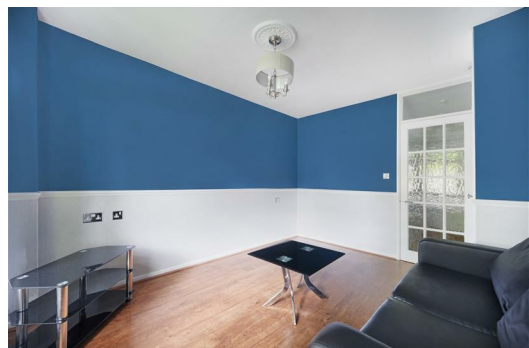
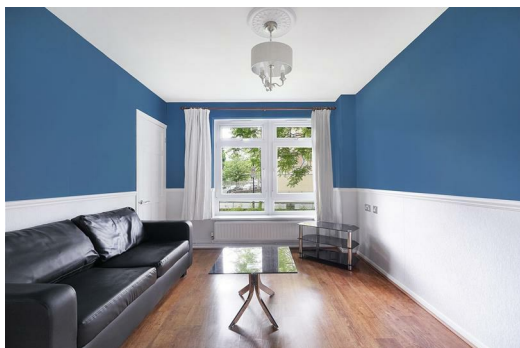
Elms Estates are pleased to be able to offer to the market for sale this One Bedroom Apartment situated on the ground floor in this low-rise, brick-built block offered to the market CHAIN FREE.

Sovereign 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, Sovereign House is situated just up the road from Whitechapel's famous Street Market with a easy access to local amenities, with Bethnal Green Gardens, Sainsbury's, York Hall fitness centre and swimming pool, and a variety of restaurants and pubs just a few minutes' walk away.

Internally the property bright and spacious throughout with a good size reception, Separate kitchen, bedroom and modern shower room.

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



**Reception**  
12'10" x 10'2" (3.91m x 3.10m)

**Kitchen**  
8'2" x 7'3" (2.49m x 2.21m)

**Bedroom**  
9'6" x 5'7" (2.90m x 1.70m)

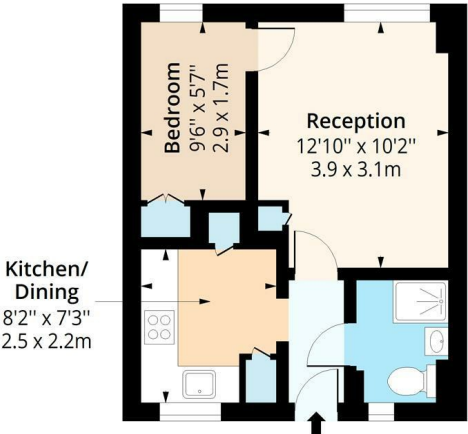
**Shower Room**

**Material Information**

Tenure: Leasehold  
Length Of Lease: Approx 88 Years remaining  
Annual Ground Rent: £10.00 Per year  
Annual Service Charge: Approx £1,353.57 Per year  
Council Tax Band: B



**Sovereign House, E1**  
Approx. Gross Internal Area 334 Sq Ft - 31.03 Sq M



**Ground Floor**  
Floor Area 334 Sq Ft - 31.03 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: 20/5/2025

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	