



## Donegal House, London, , E1 5QR £480,000

GUIDE PRICE £480,000 - £490,000 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 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.

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



**Reception**  
16'1" x 11'2" (4.90m x 3.40m)

**Kitchen**  
8'10" x 11'1" (2.70 x 3.40)

**Bedroom One**  
14'5" x 8'10" (4.40 x 2.70)

**Bedroom Two**  
14'1" x 8'10" (4.30 x 2.70)

**Bedroom Three**  
11'1" x 7'10" (3.40 x 2.40)

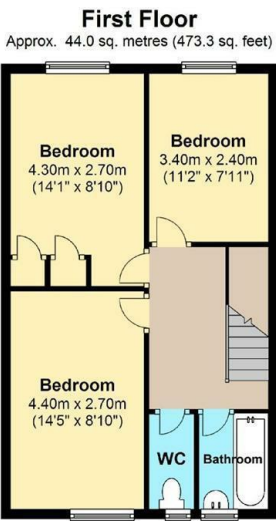
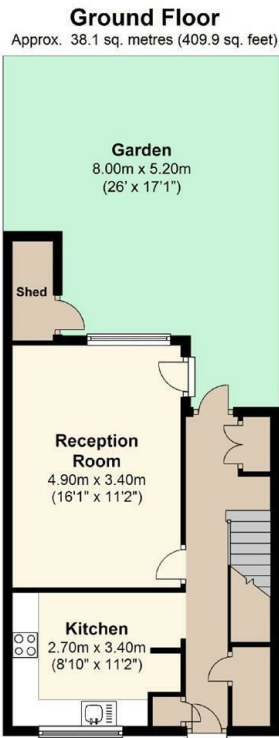
**Bathroom**

**WC**

**Garden**

**Material Information**

Tenure: Leasehold  
Length Of Lease: Approx 107 Years remaining  
Annual Ground Rent £10.00 Per year  
Annual Service Charge: £2,010.49 Per year  
Council Tax Band: C



Total area: approx. 82.1 sq. metres (883.2 sq. feet)  
For illustration purposes only - not to scale

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) <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	