



£280,000

Coopers Close

London, E1 4BB

A rarely available, 1-bedroom split level apartment with mezzanine bedroom, situated within a quiet development just moments from Bethnal Green and Stepney Green underground stations.

The property is set within a small purpose built block, and features a bright reception room with access to modern kitchen, fitted bathroom and stairs leading up to mezzanine bedroom overlooking the living space. It has high ceilings throughout, electric heating and the benefit of having a secure parking space.

The property offers an opportunity for both homeowners and investors alike. This pocket of East London strikes a great balance between connectivity, lifestyle, and long-term value.

From a transport perspective, it is very well positioned. Mile End offers access to the Central, District, and Hammersmith & City lines, while Stepney Green provides additional District and Hammersmith & City services. The newly renovated Whitechapel Station near by is on the new Crossrail route opened in 2022. The range of transport options mean fast, direct links into the City, Canary Wharf, and the West End, ideal for professionals who value convenience without the premium price tag of more central postcodes. Bus stops for routes 25 and 205 are right on the doorstep.

The area itself has undergone significant regeneration, blending characterful period properties with modern developments. You're within easy reach of green spaces like Mile End Park and Victoria Park, giving residents room to unwind, something increasingly sought-after in London living. There's a strong sense of community, supported by independent cafés, local markets, and a diverse food scene. Combined with proximity to Queen Mary University, the location attracts steady rental demand, making it particularly appealing for buy-to-let investors.

In short, this is a location that ticks all the boxes: excellent transport links, growing local amenities, green space, and good investment fundamentals. Properties here continue to offer relative value compared to neighbouring areas, making it a smart purchase with both lifestyle and financial upside.

Offered on a chin free basis.

Leasehold: years 958 years remaining

Service Charge:£1279.91 and Reserve Charge £347.23 per annum

Building Insurance: £557.23 building insurance

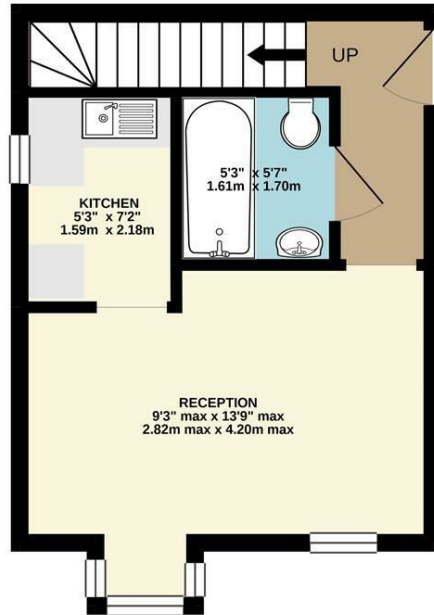
Ground Rent: £100 per annum

Council Tax: Band C

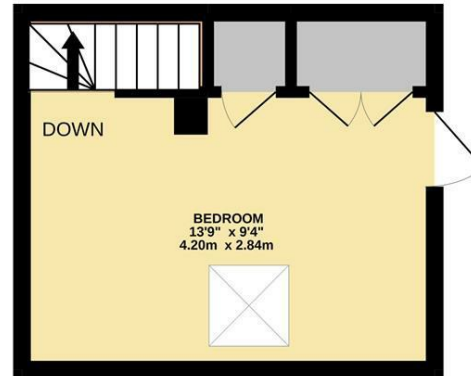




GROUND FLOOR
251 sq.ft. (23.3 sq.m.) approx.



1ST FLOOR
163 sq.ft. (15.1 sq.m.) approx.



TOTAL FLOOR AREA: 414 sq.ft. (38.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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