



CABLE STREET, LONDON, E1

£400,000

Goldman Greg are delighted to offer this spacious two-bedroom split-level apartment arranged over the ground and first floors, offering approximately 815 sq ft (75.7 sq m) of internal space.

The property is currently being used as a four bedroom HMO (no living room) achieving £1,800 per calendar month and can be sold with vacant possession.

The property offers direct access onto a private patio area, a separate fitted kitchen, and two well-proportioned bedrooms. The layout is ideal for modern living, with a separate bathroom and WC providing added convenience for families or sharers.

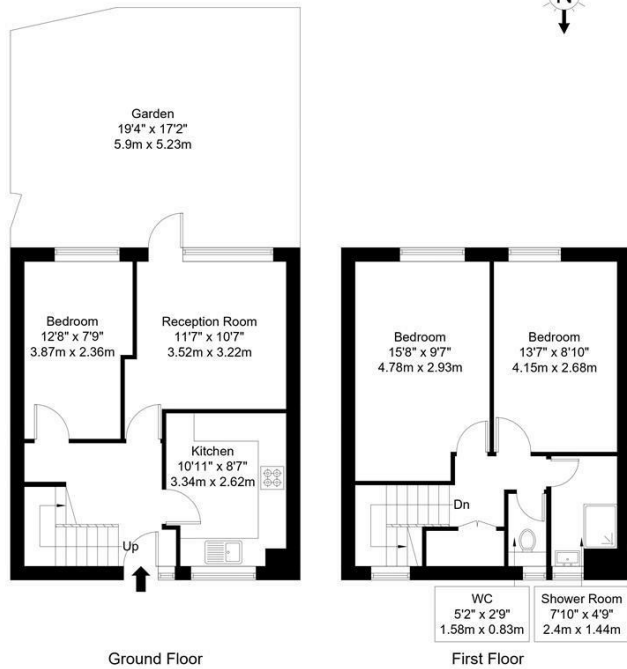
The property also benefits from its own private entrance.



Goldman Greg

Cable Street, E1 0AE

Approx Gross Internal Area = 75.7 sq m / 815 sq ft



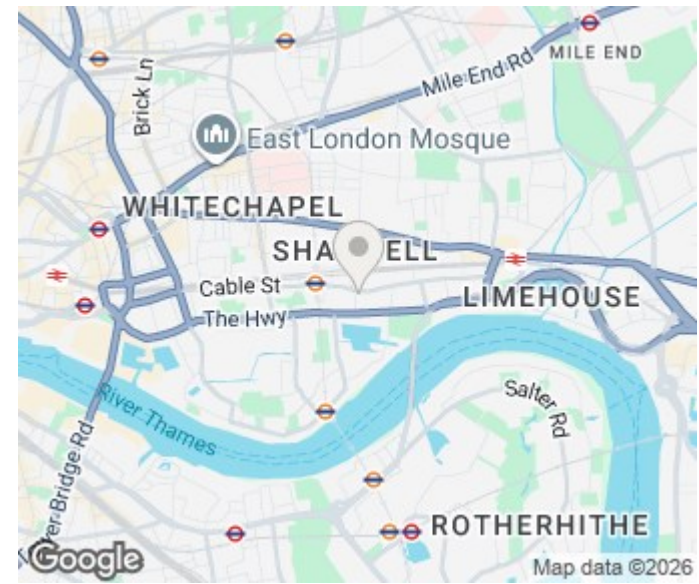
Ground Floor

First Floor

Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

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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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