



COBDEN HOUSE NELSON GARDENS

LONDON, E2 7AH

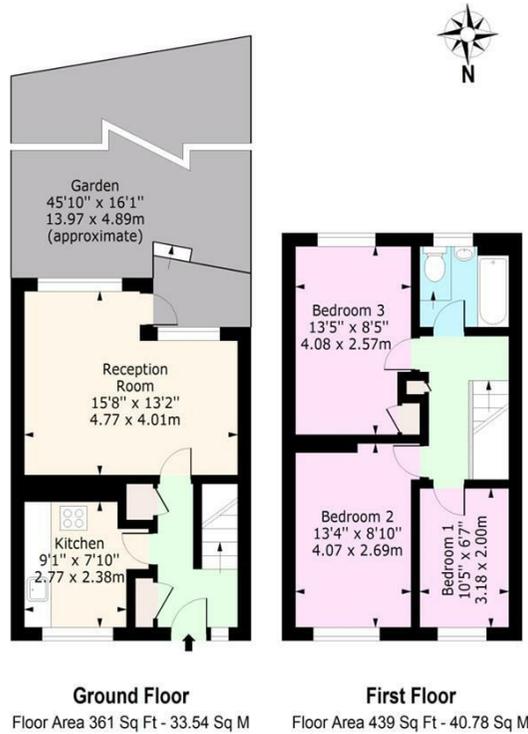
£450,000
LEASEHOLD

The interior of this ground floor maisonette offers well-proportioned and practical accommodation, arranged to provide comfortable living space throughout. The property comprises three bedrooms, a bright reception area suitable for both relaxing and dining, and a fitted kitchen offering good storage and worktop space. A family bathroom located on the first floor serves the accommodation, while the layout benefits from good natural light throughout. Externally, the property further enjoys the advantage of a private rear garden, providing valuable outdoor space and enhancing the overall appeal of the home.

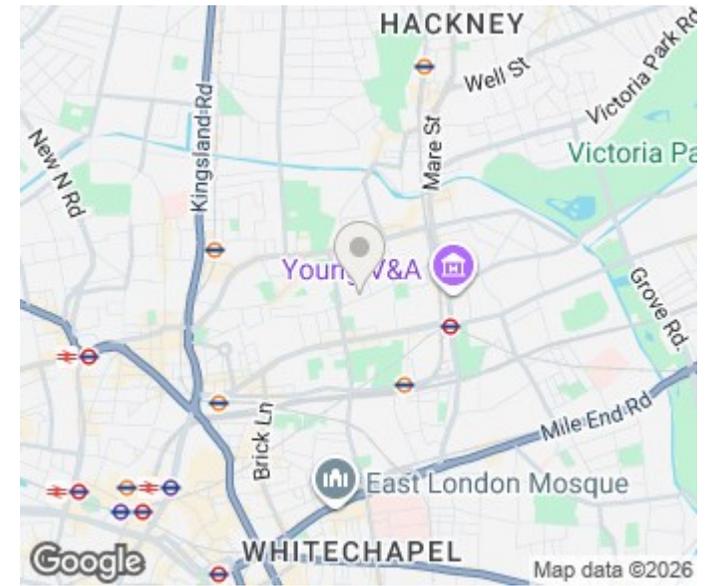
Situated within Nelson Gardens, E2, the property enjoys a highly convenient East London location close to a wide range of local amenities. The surrounding area provides easy access to nearby shops, cafés, and green spaces, while excellent transport links offer straightforward connections into the City, Canary Wharf, and central London. Bethnal Green Underground and Shoreditch Overground stations are both within easy reach, while a variety of local bus routes offer further convenient connections. This popular location combines everyday convenience with strong connectivity, making it an attractive option for buyers seeking a well-located London home.

BELLS
ESTATE AGENT

**Cobden House,
Nelson Gardens, E2 7AH**
Approx. Gross Internal Area 800 Sq Ft - 74.32 Sq M



For Illustration Purposes Only - Not To Scale
www.jpapplus.com



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 77 | |
| (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

Bells Estate Agent Limited
The Whitechapel Centre 85 Myrdle
Street
London
Greater London
E1 1HL

02071128120
budruljamal@bellsstateagent.co.uk
<https://www.bellsstateagent.co.uk/default.aspx>

BELLS
ESTATE AGENT