



Cleveland Way, London, , E1 4UF

£325,000

Guide Price £325,000 - £340,000 Elms Estates are absolutely delighted to be able to bring to the market For Sale this striking One Bedroom Ground Floor Apartment with its own Garden.

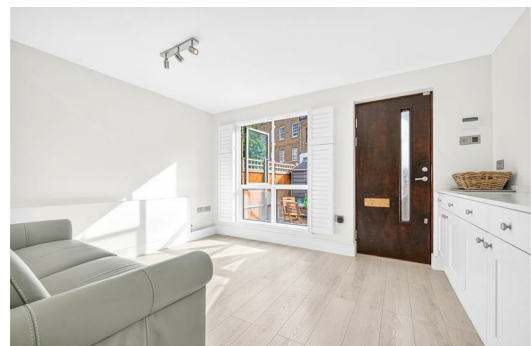
Cleveland Way is Excellently Located with Multiple Transport Links within easy access, you have Whitechapel (District, Hammersmith & City and Elizabeth Line) Station, Bethnal Green (Central Line) Station and Bethnal Green Overground Station all within a short walk. In addition to these there are Multiple Bus Routes in to the City, West End and beyond. However if you are needing to get in to the City, then why not take a stroll through the vibrant East End, taking in Whitechapel's famous Street Market.

In addition to the convenient Transport Links, you have an array of supermarkets and local shops close by. Being situated within the Heart of the East End there is easy access to all of the Restaurants, Bars, Shops, Gyms, Parks, Galleries and Museums this Exciting Area has to offer.

Internally the property is bright and spacious throughout with a large reception room that looks out over the patio area, Separate modern kitchen, Double bedroom and contemporary bathroom. The property also boasts a large amount of storage throughout.

Cleveland Way really does offer a unique and rare property purchase. An early internal inspection is highly recommended in order to avoid disappointment.

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



Reception
12'9" x 10'5" (3.9 x 3.2)

Kitchen
7'10" x 5'6" (2.4 x 1.7)

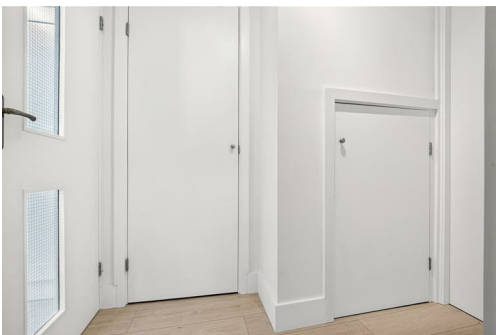
Bedroom
9'6" x 9'2" (2.9 x 2.8)

Bathroom
5'10" x 5'10" (1.8 x 1.8)

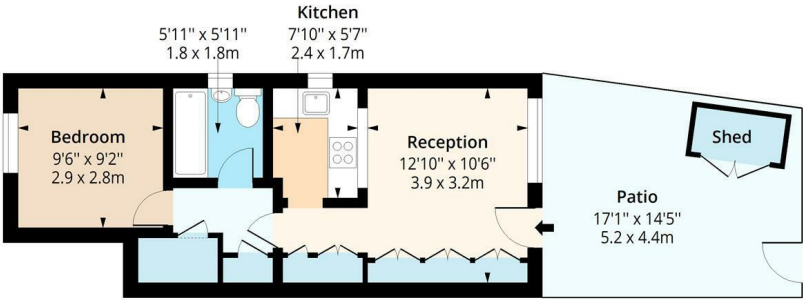
Patio
17'0" x 14'5" (5.2 x 4.4)

Material Information
Tenure: Share of Freehold
Length Of Lease: Approx 959 Years remaining
Annual Service Charge: £TBC
Council Tax Band: B

Marketing Disclaimer
These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed and they do not constitute an offer or contract. Any intending purchaser must rely on their own inspection and enquiries. All measurements, areas and distances are approximate and are for guidance purposes only. Photographs and floor plans are for illustrative purposes only and some images may have been digitally enhanced for marketing purposes. Fixtures, fittings and services have not been tested and no warranty is given as to their condition or suitability. Leasehold, new build and service charge information (where applicable) is provided in good faith and should be verified by the buyer's solicitor. EPC ratings are correct at the time of marketing and are subject to change. No person in the employment of Elms Estates has authority to make or give any representation or warranty in relation to this property.



Cleveland Way E1
Approx. Gross Internal Area 400 Sq Ft - 37.16 Sq M
Approx. Gross Patio/ Shed Area 232 Sq Ft - 21.55 Sq M



Ground Floor
Floor Area 400 Sq Ft - 37.16 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.

lpaplus.com

Date: 19/6/2026

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