



1 Cleveland Grove, , London, E1 4XG

- One-bedroom first floor apartment
- Complete refurbishment required throughout
- Ideal for investors, developers or first-time buyers
- Chain free
- Excellent transport links including Whitechapel, Aldgate East and Liverpool Street within easy reach

- Approx. 424 sq ft (39.4 sq m)
- Fantastic opportunity to add value
- Gated development
- Moments from Whitechapel, Brick Lane and the City

£300,000



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DESCRIPTION

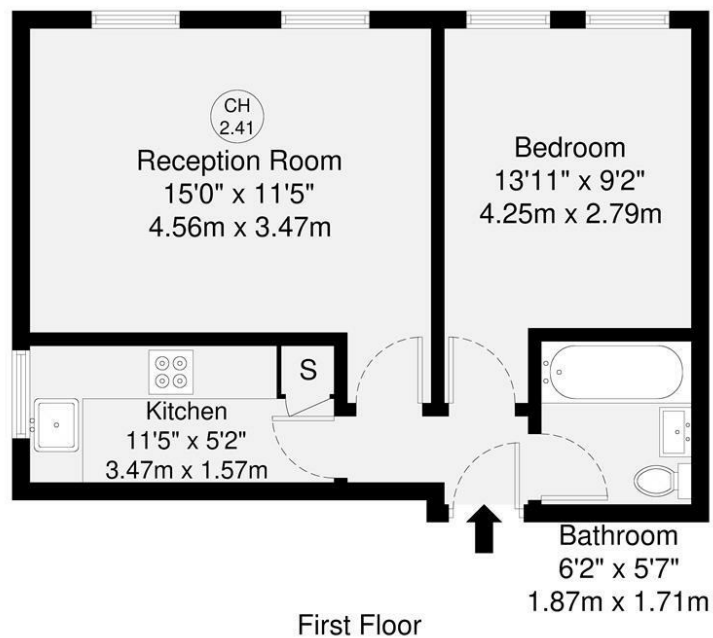
Offered to the market chain free, this one-bedroom first floor apartment presents an exciting opportunity for buyers looking to undertake a full renovation project in one of East London's most sought-after locations.

Extending to approximately 424 sq ft (39.4 sq m), the property comprises a generous reception room, separate kitchen, double bedroom and bathroom. Requiring complete modernisation throughout, it offers a blank canvas with excellent potential to refurbish and add significant value, making it an ideal purchase for investors, developers or first-time buyers keen to create a home tailored to their own style.

Situated within the gated Cromwell Lodge development on Cleveland Grove, the apartment enjoys a highly convenient position moments from Whitechapel, Aldgate East and Brick Lane. The vibrant restaurants, cafés, markets and independent shops of Shoreditch and Spitalfields are all within easy walking distance, while excellent transport links provide swift access to the City, Canary Wharf and the West End.

Opportunities to acquire renovation projects in such a prime Zone 1 location are becoming increasingly rare, making this an excellent prospect for both owner-occupiers and investors alike.





GROSS INTERNAL AREA (GIA) The footprint of the property 39.4 sq m / 424 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 0.3 sq m / 3 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 0.0 sq m / 0.0 sq ft	RESTRICTED HEAD HEIGHT Limited use area under 1.9m 0.0 sq m / 0.0 sq ft
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Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

Viewings

Please contact shoreditch@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.