



Colebert Avenue  
London, E1 4JQ

£400,000

  
elms  
ESTATES

Elms Estates are delighted to be offering to the market For Sale this Three Bedroom Apartment located just a short walk to Bethnal Green station.

Ryder House is located just off of Cambridge Heath Road and within a short walk of either Whitechapel (District and Hammersmith & City lines) Tube Station or Bethnal Green (Central Line) Tube Station and having multiple bus routes in to the City, West End and beyond.

In addition to the fantastic transport links, Ryder House is situated just up the road from Whitechapel's famous Street Market with easy access to superb local amenities and an abundance of Shops, Restaurants and Cafes while also benefiting from Bethnal Green Gardens being just moments away.

Internally the property is bright and spacious throughout with a large reception room that gives access to the balcony, Separate kitchen, Three double bedrooms, bathroom with a separate w/c. The property is offered to the market on a CHAIN FREE basis.

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our Property Consultants. Early viewing's are recommended to avoid disappointment.



## Reception

12'5" x 12'5" (3.8 x 3.8)



## Kitchen

11'1" x 7'10" (3.4 x 2.4)



## Bedroom One

12'5" x 10'5" (3.8 x 3.2)



## Bedroom Two

11'1" x 10'5" (3.4 x 3.2)



## Bedroom Three

12'5" x 9'2" (3.8 x 2.8)



## Bathroom



## W/C



## Balcony



## Material Information

Tenure: Leasehold

Length Of Lease: Approx 88 Years remaining

Annual Ground Rent: £10.00 Per year

Annual Service Charge: Approx £2,158.70 Per year

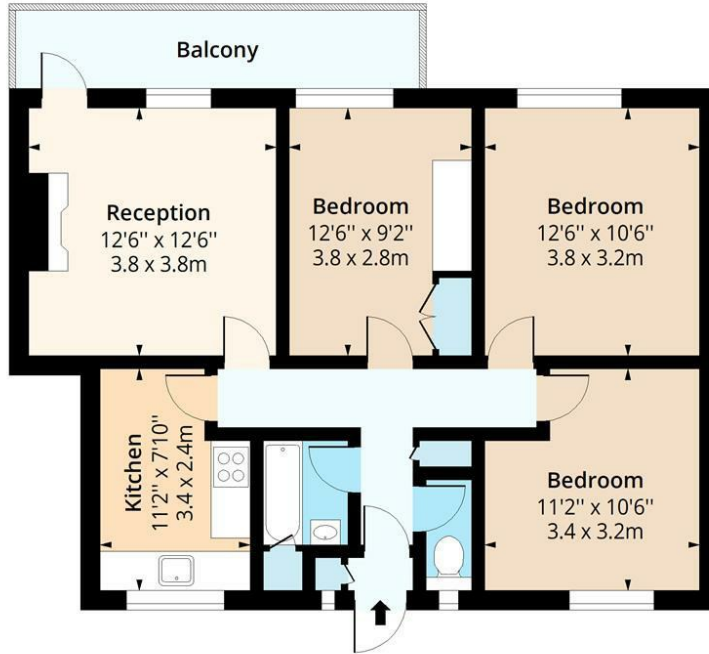
Council Tax Band: C





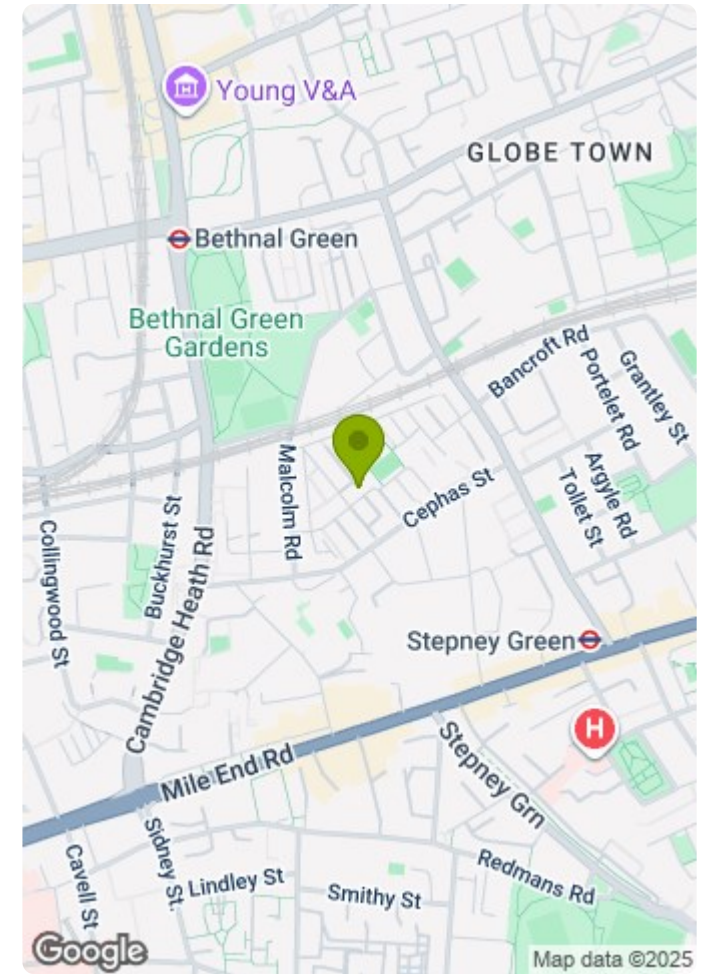
# Ryder House, E1

Approx. Gross Internal Area 773 Sq Ft - 71.81 Sq M  
 Approx. Gross Balcony Area 80 Sq Ft - 7.43 Sq M



## First Floor

Floor Area 773 Sq Ft - 71.81 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.

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Date: 4/8/2025

