



Cleveland Grove, London, E1 4XJ

£405,000

A 2 double bedroom flat for sale within this secure gated mews development 'Cleveland Grove' E1.

Situated between both Whitechapel and Stepney Green tube stations, with Tesco Express, local shops, Sainsbury's supermarket & a host of restaurants very close by.

The property has been refurbished including brand new windows and comprises of a very bright dual aspect living room with access to separate kitchen, beautiful bathroom suite and 2 double bedrooms.

Secure parking space.

Brand new 999 year lease.

Chain free sale.

GROUND RENT £0 PA / SERVICE CHARGE £2000 PA / LEASE 999 YEARS REMAINING *the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these should you wish to purchase the apartment.

- 2 Double Bedrooms
- Very Bright Throughout
- Between 3 Tube Stations
- Beautiful Bathroom Suite
- Secure Mews Development
- Brand new 999 year lease
- Opposite Tesco Express
- Local shops, cafes & markets
- Secure Parking Space
- Refurbished with brand new windows

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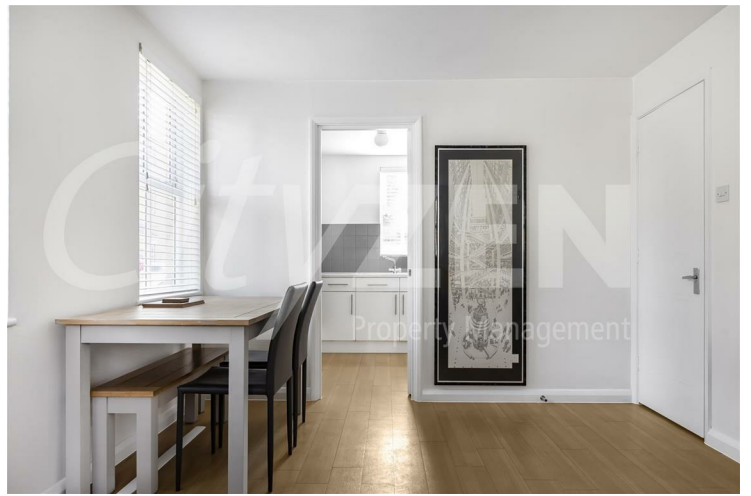
CLEVELAND GROVE



RECEPTION ROOM



RECEPTION ROOM



RECEPTION ROOM



RECEPTION ROOM



KITCHEN

Cleveland Grove, London, E1 4XJ



MARLBOROUGH LODGE



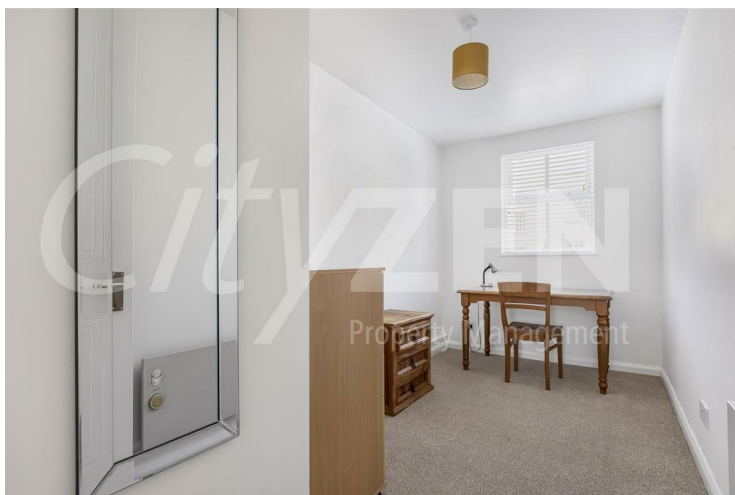
HALLWAY



KITCHEN



BEDROOM 2



BEDROOM 2



BATHROOM

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BEDROOM 1

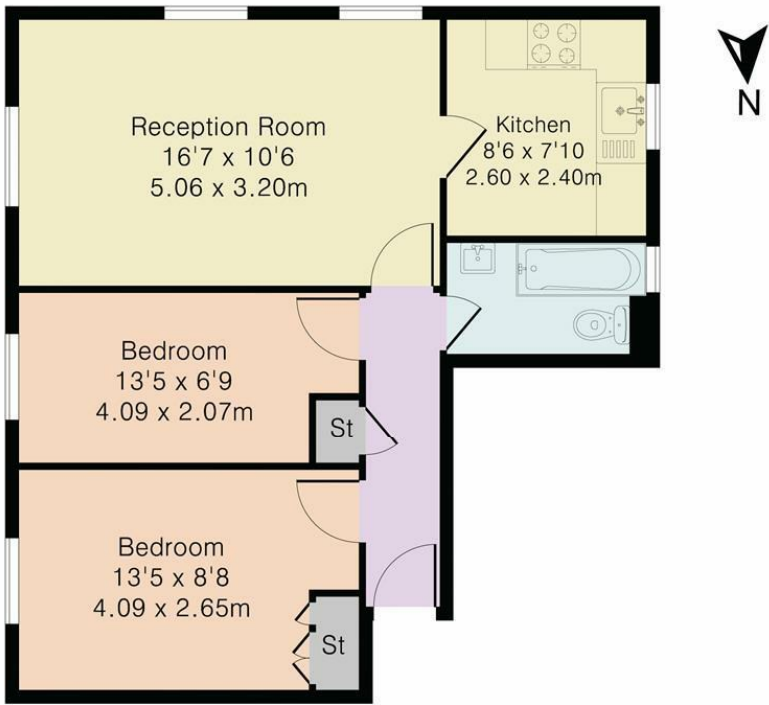


BEDROOM 1



HALLWAY

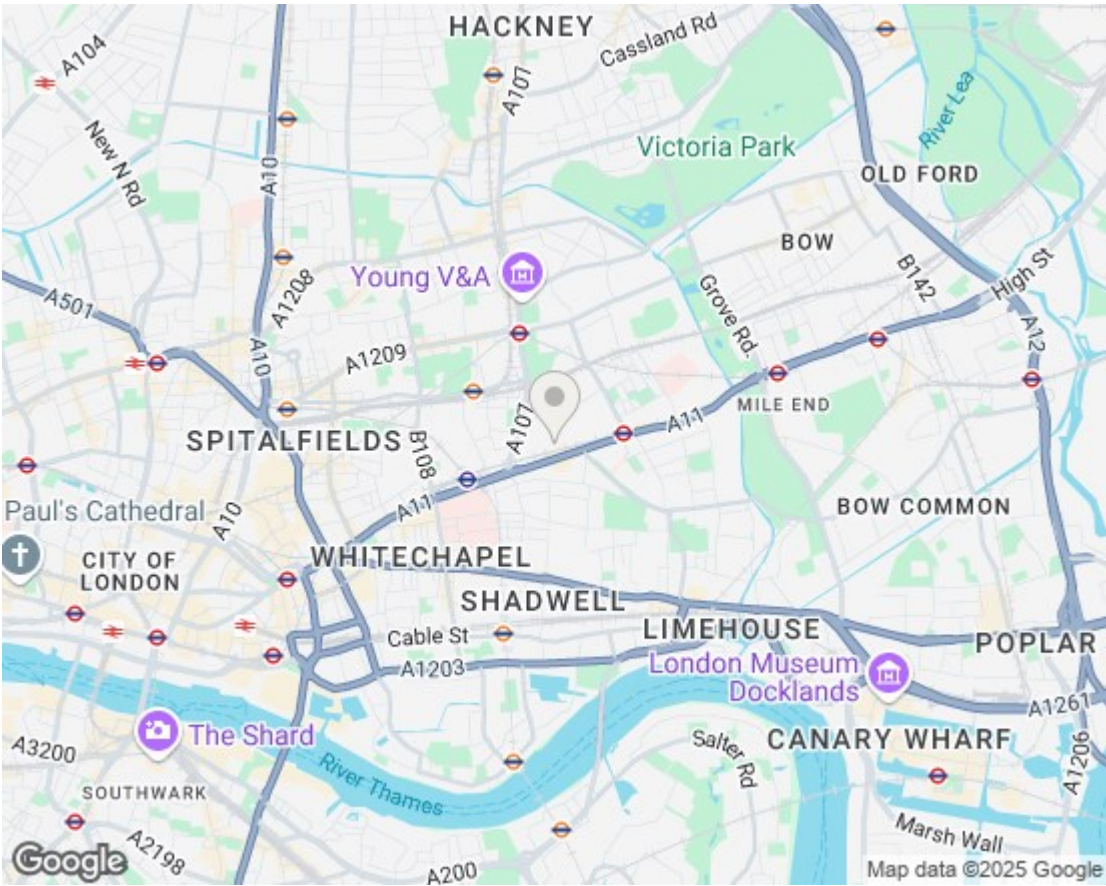
Approximate Gross Internal Area 537 sq ft – 50 sq m



Ground Floor Flat



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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		
	63	74
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.