



**1 Cleveland Grove,
London**

£300,000 Leasehold



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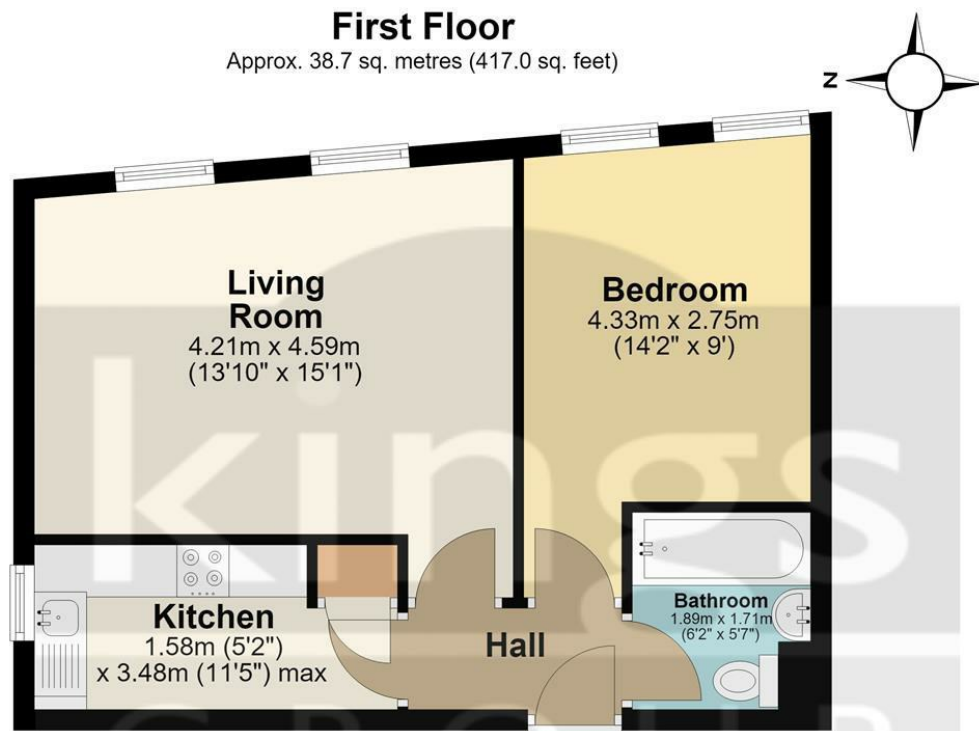
326 Mare Street, Hackney, London, E8
1HA

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- One Bedroom Flat
- First Floor
- Gated Development
- Double Bedroom
- Chain Free
- Ideal Investment Opportunity
- Lease : 144 Years
- Excellent Location
- 0.4 Miles to Whitechapel and Stepney Green Stations
- EPC Rating : C

Kings Group are delighted to present this one-bedroom first-floor apartment, offering an excellent opportunity for first-time buyers, investors, or anyone looking for a property with the potential to add value. Requiring some TLC throughout, this home provides the perfect blank canvas for a purchaser to modernise and personalise to their own taste and requirements. With well-proportioned accommodation, the property offers comfortable living space and the chance to create a stylish home in a sought-after location.

The apartment benefits from a practical layout, making it ideal for both owner-occupiers and buy-to-let investors alike. Conveniently situated close to a range of local amenities, shops, cafés and excellent transport links, the property combines everyday convenience with exciting potential. Whether you're searching for your first home, a renovation project or an investment opportunity, this apartment presents a fantastic chance to secure a property with plenty of scope for improvement.



Total area: approx. 38.7 sq. metres (417.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Cromwell Lodge





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