



Split-level apartment located in Marlborough Lodge with

Cleveland Grove, London, E1

Guide Price £450,000 Leasehold (Lease Expiry December 2117)



- A short walk to the City on foot or bike
- Nearby to a range of transport links including the Elizabeth, District and Hammersmith & City lines
- Ideal for investors and first-time buyers
- Characterful layout with double height ceilings and mezzanine level
- Residents parking available within gated courtyard

Tenure

Leasehold (Lease Expiry December 2117)

Local Authority

Tower Hamlets

Council Tax

Band = D

Ground Rent

£50 per annum ()

Service Charge

£1222 per annum ()

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Wapping Office.
Telephone: +44 (0) 20 7456 6800.

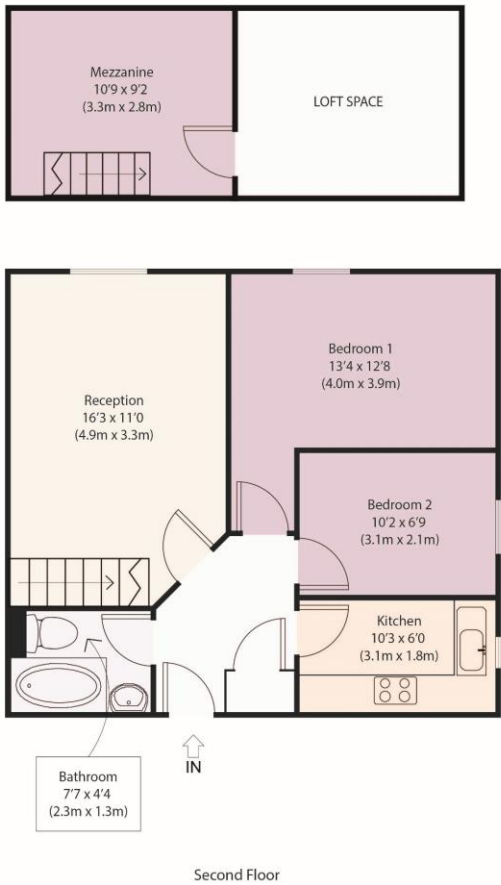




Cleveland Grove, London, E1
Gross Internal Area 635 sq ft, 59 m²
Outbuildings FILL IN
Cellar FILL IN
Garage FILL IN
Total FILL IN

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Chloe Luxon
Wapping
+44 (0) 20 7456 6800
chloe.luxon@savills.com



Approximate Gross Internal Area
635 sq ft (Excluding Loft) (59 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.asphoto.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	58	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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