

Easthaus



— Asking Price £700,000



— Upper Floor Apartment



— 2 Bedrooms



— 1 Bathroom



— Circa 760 sqft

Keeling House, Claredale Street, E2

Offered chain free and Offered chain free and with an extra long leasehold of over 950 years, this duplex apartment is set on the 8th and 9th floors of Keeling House, an iconic Grade II Listed apartment block in Bethnal Green, designed in the brutalist style by renowned architect Denys Lasden.



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Approached via a set of secure gates, the building is manned by superb day porters Graham and Rais. The ground floor entrance area has a communal courtyard with two water features, secure cycle storage and a residents car parking area. There is lift access, with each floor further secured through individual floor door codes.

The interior of this home is bathed in natural light due to it's south-facing aspect on the 8th & 9th floors of the building. The apartment benefits from secondary glazing, modern finishes and great storage with a large cupboard from the main bedroom which extends over the landing. There is also a private south facing balcony with far reaching views of the City skyline and surrounding conservation area from the 8th floor.

Area

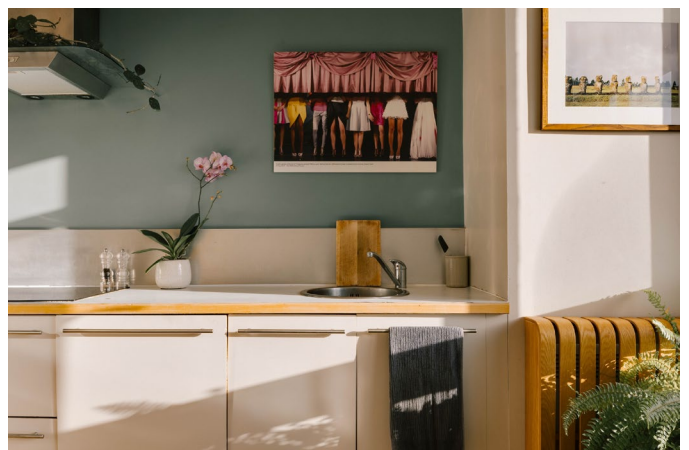
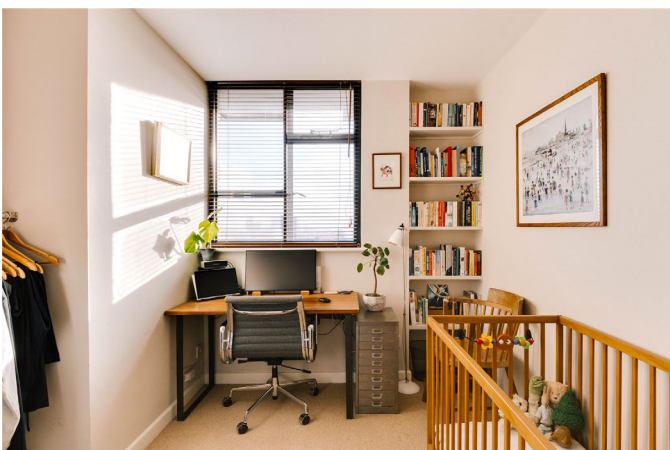
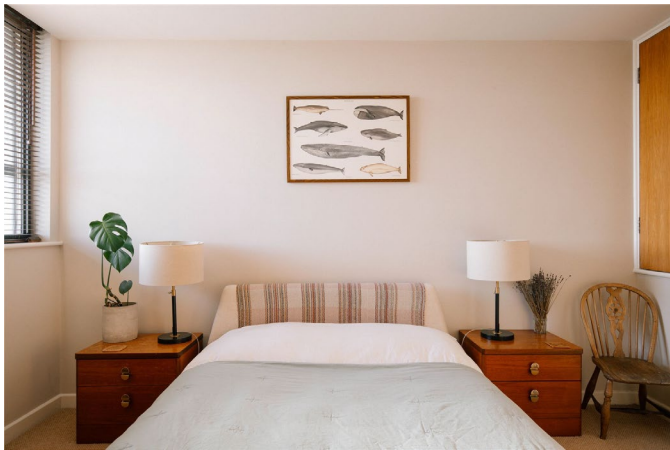
Located on the borders of Bethnal Green and Hackney, this home is ideally located for all the coffee shops, acclaimed restaurants, bars and independent retailers of the surrounding area. Easthaus favourite Ozone on Emma Street is an amazing breakfast spot and is just around the corner; The Common on Old Bethnal Green Road serves delicious coffee and cakes, and The Marksman on Hackney Road cooks up a superb Sunday lunch and is just a short walk away. The property is within easy reach of Broadway Market, Regents Canal, Columbia Road, Haggerston Park and Hackney City Farm, as well as Victoria Park and London Fields. The property is circa 0.4 miles from Bethnal Green (central line), and Cambridge Heath (overground) is approximately 0.2 miles away.

Details

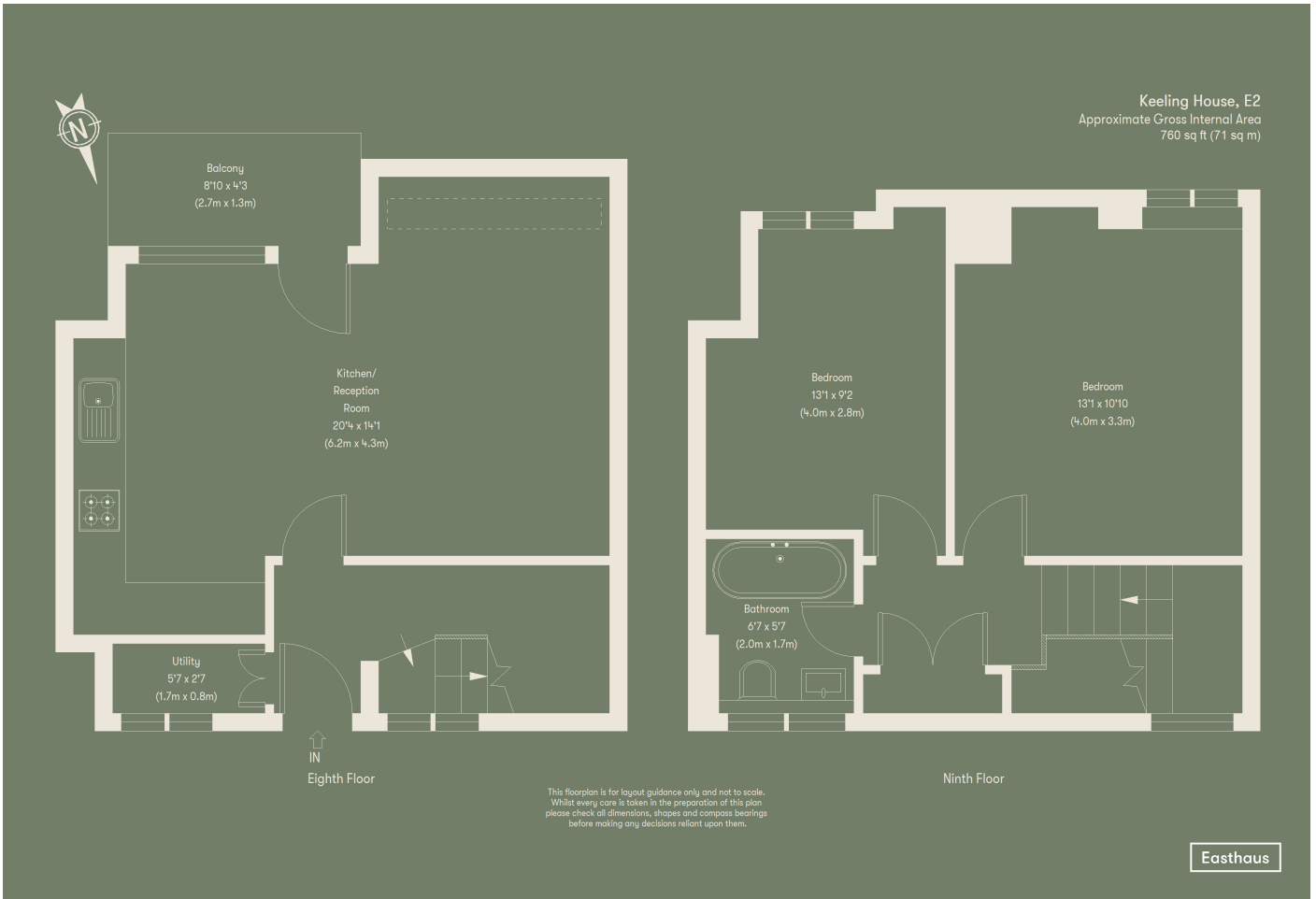
Leasehold: Circa 973 years remaining
Service Charges: Approx. £5,000 pa (the building benefits from RTM)
Reserve Fund Contribution: Circa £1,540pa (the building benefits from RTM)
Ground rent: £200 per annum
Council Tax: Tower Hamlets Band E
EPC: TBC



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