

Easthaus



-  — Guide Price £425,000
-  — Ground Floor Apartment
-  — 2 Bedrooms
-  — 1 Bathroom
-  — Circa 500 sqft

Hannibal Road, Stepney, London, E1

A charming and recently renovated 2 bedroom ground floor apartment with an abundance of original features located in an attractive red brick Victorian Mansion block in Stepney Green. Benefiting from a Share of Freehold, extra-long lease length and large communal courtyard.



Easthaus



Offering well planned living accommodation with lots of natural light, the property comprises 2 double bedrooms, a modern bathroom with walk-in shower, a living room and separate kitchen/breakfast room with green shaker style kitchen cabinets, wood counter tops and charming butler sink.

The property was refurbished in 2023 with a new kitchen and bathroom suite fitted, whilst also retaining a number of original features including beautiful parquet wood flooring, large sash windows and decorative fireplaces.

Cressy Houses was built in the 1880s by the East London Dwelling Co, a Victorian philanthropic company who housed some of the poorest labourers and dockworkers in the area.

Area

The property is ideally located for all the amenities of Mile End Road and surrounding Whitechapel, Bethnal Green, Stepney and Mile End, some popular favourites include:

The Genesis Cinema – current and independent films shown in a renovated 19th-century building,

Horn of Plenty – a small pub offering pub quizzes, board games and weekly live music,

Rinkoff - a family run bakery,

The White Hart – a traditional East End gastropub with its own brewery in the cellar,

The green open spaces of Stepney Green Park, Regent's Canal towpath and Mile End Park are all within walking distance.



Several nearby transport links allow easy access to Stratford, The City and Canary Wharf. Stepney Green Underground Station (approx 0.3 miles) serves the District, Hammersmith & City lines, whilst Whitechapel Overground and Underground Stations (approx 0.5 miles) serves The Elizabeth Line. A number of well-connected bus routes run along Mile End Road (A11). There are also several Santander cycle stands close by.

Details

Tenure: Share of Freehold with circa 97+ years remaining

Service Charges: Approx £1,787pa plus a reserve fund of £1,048pa (2024, pending 25/26 figures)

Council Tax: Tower Hamlets, Band B

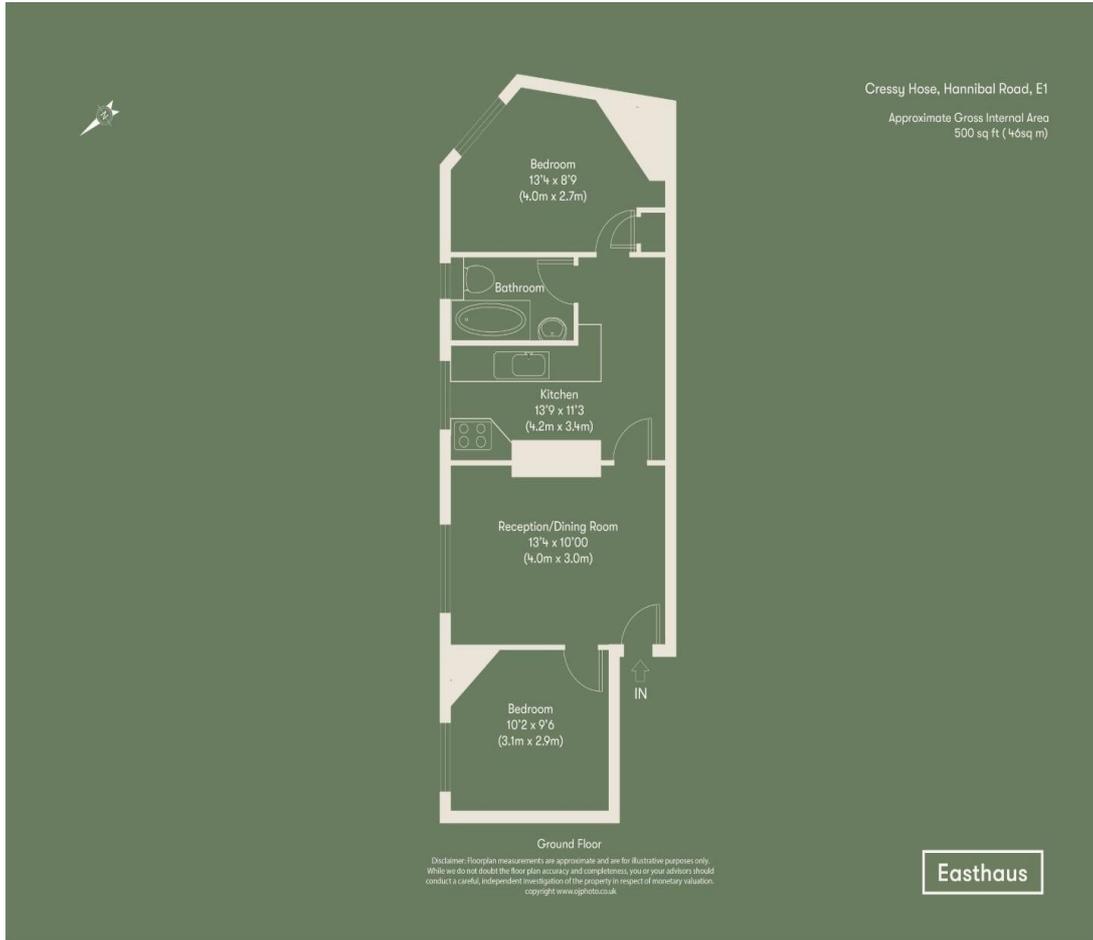
EPC rating: D



Easthaus



Easthaus



Important notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Easthaus Limited in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Easthaus Limited nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agent(s), seller(s) or lessor(s). 2. Photos and floorplans: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations, etc.: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. Particulars dated 22nd February 2024. EastHaus Limited is registered in England with registered number 10275389. Our registered office is The Oast, New Road, East Malling, Kent, ME19 6BJ.

