



**Bernhard Baron House**  
**Henriques Street**  
**London**  
**E1**

**Offers in Excess of £288,000**

**bettermove** 

# Henriques Street London

Bettermove are proud to present this studio flat in London, available with no forward chain.

The property benefits from double glazing, and gas central heating throughout, with on street, permit parking available to purchase.

The council tax band is B.

This is a leasehold property with 976 years remaining on the lease; the ground rent is £200.00 per annum, and the service charge is £1,750.00 per annum.

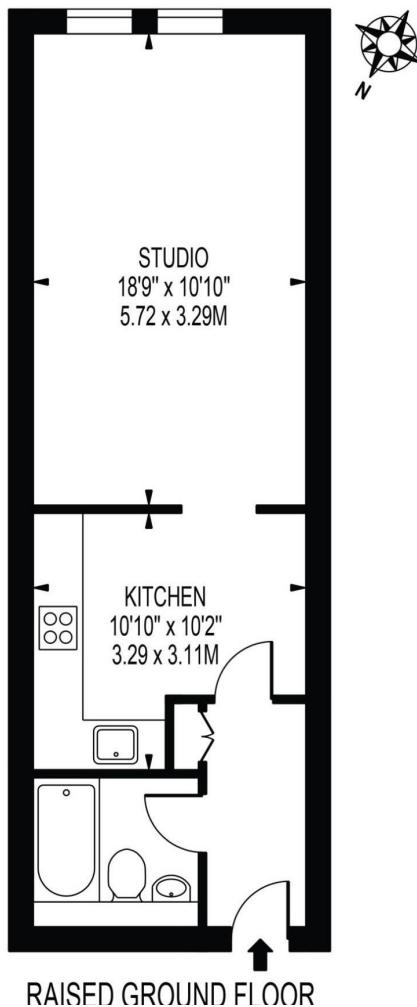
The interior of this beautifully presented, raised ground floor property, comprises a living/bedroom area, separate fitted kitchen, and a family bathroom

Located in the desirable area of Aldgate East, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Aldgate East Station, and Whitechapel Station, giving links on a range of Underground routes, a variety of local bus routes, and quick access to the A11.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



APPROXIMATE GROSS INTERNAL FLOOR AREA: 384 SQ FT - 35.64 SQ M



RAISED GROUND FLOOR

#### Energy Efficiency Rating

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

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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