



Hannibal Road, London, , E1 3JF

£450,000

GUIDE PRICE £450,000 - £475,000 Elms Estates are delighted to offer to the market for sale this spacious Three Bedroom Apartment situated within the highly sought-after Stepney Green Conservation Area.

Cressy Houses is an attractive Victorian red-brick mansion block dating back to the late 19th century, renowned for its period charm, communal courtyard and characterful architecture. Ideally located just moments from Stepney Green, Whitechapel and Mile End, the property benefits from an excellent selection of independent cafés, pubs, restaurants, green open spaces and outstanding transport links, including the District, Hammersmith & City, Elizabeth and London Overground lines, making commuting into The City, Canary Wharf and beyond both quick and convenient.

Internally, the property offers bright and well-proportioned accommodation throughout. The apartment comprises a spacious reception/dining room, a separate fitted kitchen, three well-sized bedrooms and a family bathroom. The generous layout provides an excellent opportunity for owner occupiers and investors alike, with scope to personalise and enhance to individual taste.

The surrounding area offers a fantastic blend of history and modern East London living, with the popular Genesis Cinema, Rinkoff Bakery, Horn of Plenty, White Hart, Stepney Green Park, Mile End Park, Regent's Canal and Victoria Park all within easy reach.



Reception
13'5" x 11'9" (4.1 x 3.6)

Kitchen
10'5" x 8'2" (3.2 x 2.5)

Bedroom One
13'5" x 9'6" (4.1 x 2.9)

Bedroom Two
13'5" x 8'10" (4.1 x 2.7)

Bedroom Three
9'10" x 9'6" (3.0 x 2.9)

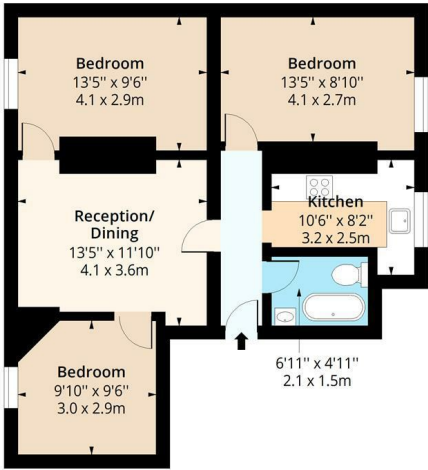
Bathroom
6'10" x 4'11" (2.1 x 1.5)

Material Information
Tenure: Share of Freehold
Length Of Lease: Approx 974 Years remaining
Annual Service Charge: £4,740.00
Annual Ground Rent: £1.00
Council Tax Band: B

Marketing Disclaimer
These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed and they do not constitute an offer or contract. Any intending purchaser must rely on their own inspection and enquiries. All measurements, areas and distances are approximate and are for guidance purposes only. Photographs and floor plans are for illustrative purposes only and some images may have been digitally enhanced for marketing purposes. Fixtures, fittings and services have not been tested and no warranty is given as to their condition or suitability. Leasehold, new build and service charge information (where applicable) is provided in good faith and should be verified by the buyer's solicitor. EPC ratings are correct at the time of marketing and are subject to change. No person in the employment of Elms Estates has authority to make or give any representation or warranty in relation to this property.



Cressy Houses E1
Approx. Gross Internal Area 699 Sq Ft - 64.94 Sq M



Fourth Floor
Floor Area 699 Sq Ft - 64.94 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.
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Date: 20/6/2026

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC