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Except for access

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CHURCHILL
estates

Old Ford Road, Bethnal Green

£900,000

Tenure : Freehold

Floor Area : 1205.00 sq ft

Local Authority : Tower Hamlets

Council Tax Band : E

Bedrooms : 3

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Offering excellent potential, we are pleased to bring to the market this attractive older style Three Double Bedroom Residence, the property currently offers accommodation arranged over two floors, having to the Ground Floor an Entrance Hall affording access to the Lounge, Kitchen, stairs to the First floor accommodation as well as giving access to the large cellar (6ft2 head height), there is a generous Lounge/Diner to the Ground floor, a good size Kitchen as well as modern Bathroom, whilst to the First Floor there are Three Double Bedrooms, one having an ensuite cloakroom/wc. Externally the property offers a compact Rear Garden with double gates giving access via Cyprus Street.

Bethnal Green and neighbouring Shoreditch has a rich cultural heritage, with many different communities passing through the area over the years. The area has benefited from much regeneration; renovated warehouses, independent shops, artisan coffee houses, highly rated restaurants and reclaimed vintage stores have made the area a popular place to own a property and a favourite destination for visitors.

The property is located within the locality of Columbia Road Flower Market, Spitalfields and Whitechapel, whilst also being, close to Bethnal Green Underground Station and a short walk to local amenities and green spaces.

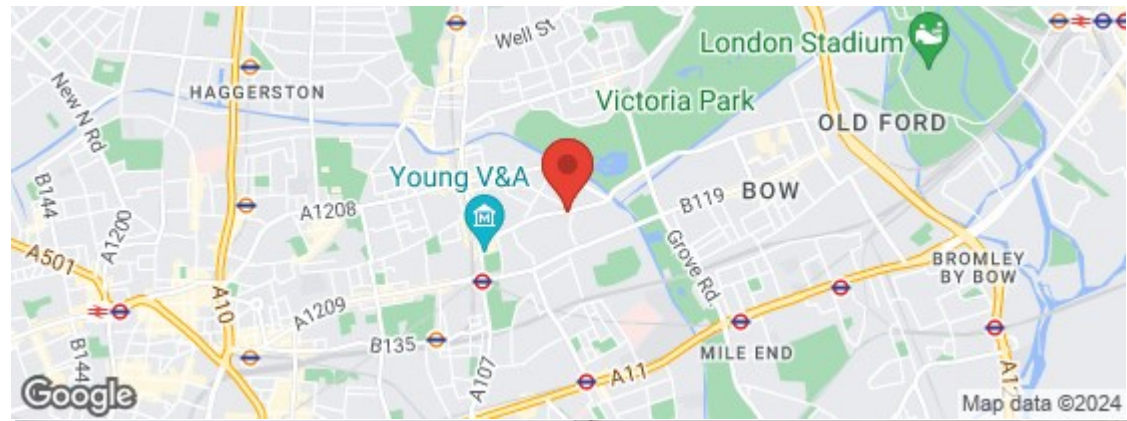
Offered on a chain free basis, early viewing is recommended to avoid disappointment.





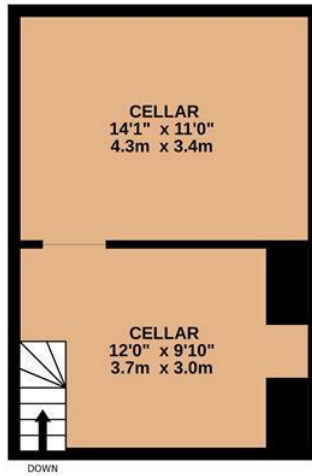


- Chain Free
- Through Lounge
- Modern Shower Room
- Large Cellar
- Three Bedrooms
- Good Size Kitchen
- Courtyard Garden with Gated access
- Gas Central Heating





CELLAR
280 sq.ft. (26.0 sq.m.) approx.



GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



FIRST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 1205 sq.ft. (112.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To view call **0208 503 6060**

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