



Old Bethnal Green Road, London, E2

BUTLER & STAG



**Price Guide £600,000 - £625,000**  
**This delightful 2-bedroom garden apartment is set within a stunning period building in the heart of Bethnal Green, offering a blend of character and modern convenience. Situated just moments from the serene Weavers Fields, the property enjoys a peaceful, yet highly accessible location.**



## Leasehold - Share of

- Private South Facing Garden
- Set Within A Handsome Period Building
- Close To The Iconic Columbia Road Flower Market
- Open Plan Concept Living Space
- Two Bedrooms
- Share Of Freehold
- Chain Free

The open-plan living area is flooded with natural light, creating a warm and inviting atmosphere. Sliding doors lead directly to a private garden creating a fantastic extension to the main living area and offering a tranquil outdoor space – perfect for entertaining. The apartment boasts two well proportioned bedrooms, with ample space for comfortable living.

Tastefully decorated the property maintains its traditional charm while featuring contemporary touches throughout. The kitchen is fully equipped with plenty of space for appliances and shaker cabinetry. A well-appointed bathroom, complete with modern fixtures, adds to the convenience of this delightful home.

The apartment is within close proximity for all the coffee shops, restaurants, bars and independent retailers of the surrounding area, notably on Columbia Road; renowned for its Sunday flower market, Hackney Road, Brick Lane, Redchurch Street and Broadway Market. This development is within easy reach of the nearby green open spaces of Ion Square Gardens and Jesus Green as well as the larger amenities of Haggerston Park and the famed Hackney City Farm as well as Victoria Park with its boating lake and wealth of recreation and sports facilities.

Bethnal Green Underground Station (Central Line) – About a 5-10 minute walk. This station provides access to the Central Line.

Bethnal Green Overground Station – Around 10-12 minutes on foot. The Overground offers connections to other parts of East London and beyond, including Shoreditch, Hackney, and Stratford.

Cambridge Heath Overground Station – Roughly 5-7 minutes' walk. This station is another option on the Overground, offering direct routes to Dalston and central

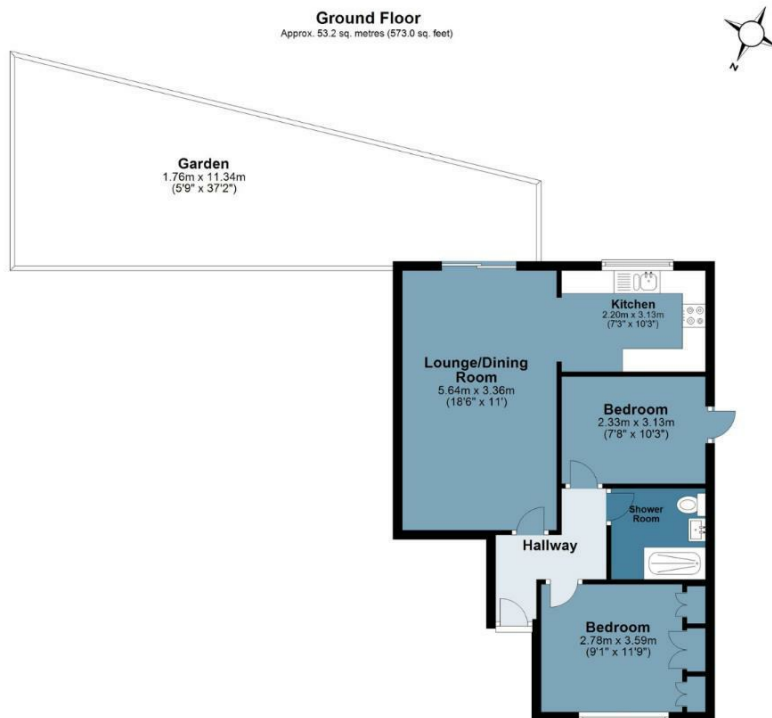




## Old Bethnal Green Road

Approx. Gross Internal Area 53.2 sq. metres 573 sq. feet)

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value  
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.