



Old Bethnal Green Road, London, E2 6PZ

Offers In Excess Of £550,000









# Old Bethnal Green Road

London, E2 6PZ

Local Authority: Tower Hamlets

Tax Band: C

- EPC RATING: 74C
- VERY WELL PRESENTED
- GUEST WC & FAMILY BATHROOM
- LONG LEASE
- ALLOCATED PARKING
- THREE BEDROOM DUPLEX FLAT
- EAT-IN KITCHEN DINER
- WALKING DISTANCE TO BETHNAL GREEN & CAMBRIDGE HEATH UNDERGROUND STATIONS
- CLOSE TO MANY SHOPS & AMENITIES
- COMMUNAL TERRACE

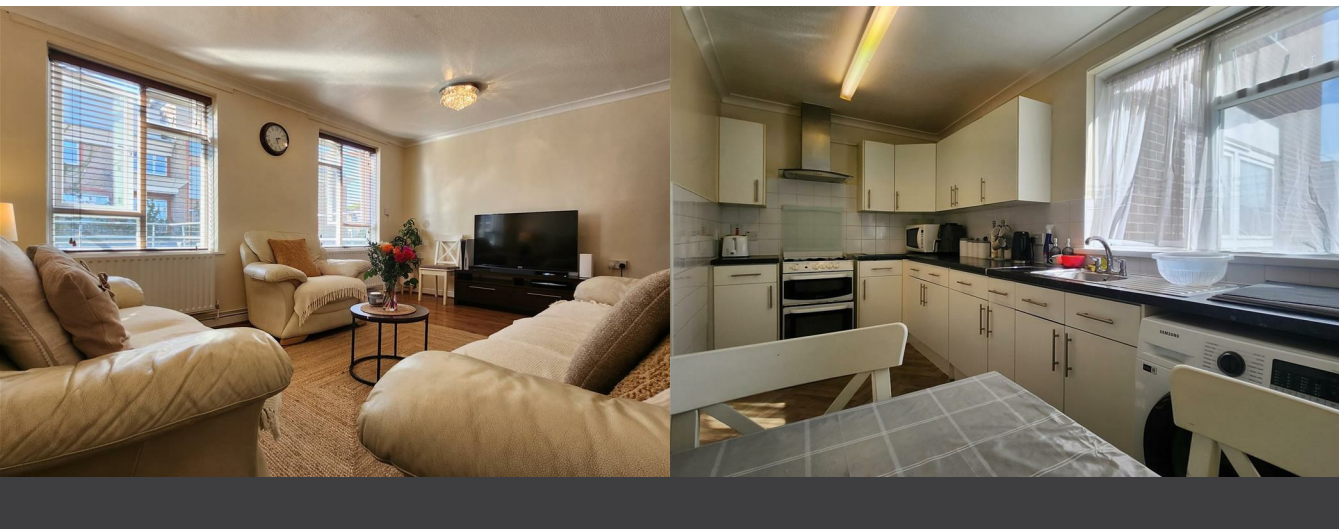
Sandra Davidson Estate Agents are delighted to offer FOR SALE; Nestled in the vibrant area of Old Bethnal Green Road, London, this charming three-bedroom flat offers a perfect blend of comfort and convenience. The property is situated in a lively neighbourhood, known for its rich cultural heritage and excellent transport links, making it an ideal choice for families and professionals alike.

Upon entering the flat, you will be greeted by a spacious and inviting living area, perfect for relaxation and entertaining guests. The well-appointed kitchen/diner provides ample space for culinary pursuits, ensuring that meal preparation is a delight. Each of the three bedrooms is generously sized, offering a peaceful retreat at the end of a busy day.

The flat benefits from an abundance of natural light, creating a warm and welcoming atmosphere throughout. With modern amenities and thoughtful design, this property is ready for you to move in and make it your own.

Old Bethnal Green Road is well-connected, with various public transport options nearby, allowing for easy access to the heart of London and beyond. The area boasts a diverse array of shops, cafes, and restaurants, ensuring that you are never far from the vibrant local scene.

In summary, this three-bedroom flat on Old Bethnal Green Road presents an excellent opportunity for those seeking a comfortable home in a dynamic part of London. With its appealing features and prime location, it is a property not to be missed.



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## ENTRANCE

Via communal entrance with secure telephone entry system, stairs to second floor, own front door into entrance hall with; radiator, ceiling light, carpeted stairs to third floor, fitted cupboard, wood flooring, door to:

## LOUNGE

12'6" x 15'11" (3.80m x 4.85m)

Two double glazed windows to rear, radiator, laminate wood flooring, two ceiling lights

## KITCHEN/DINER

16'4" x 9'10" (4.97m x 3.00m)

Fitted wall and base units, work surface with tiled upstand, four ring gas cooker with extractor hood over, one bowl sink with drainer, space and services for washing machine, wall mounted boiler, radiator, wood effect vinyl flooring, partly tiled walls, light, double glazed window to flank

## GUEST WC

Low level WC, wall hung hand wash basin, wood effect vinyl flooring, partly tiled walls, extractor fan, light

## LANDING

Laminate wood flooring, light, fitted cupboards, doors to:

## BEDROOM ONE

16'4" x 9'10" (4.97m x 3.00m)

Double glazed window to flank, laminate wood flooring, radiator, light, double glazed door to Communal Balcony





### BEDROOM TWO 12'6" x 9'10" (3.80m x 3.00m)

Double glazed window to rear, laminate wood flooring, radiator, light,

### BEDROOM THREE 9'8" x 6'11" (2.95m x 2.10m)

Double glazed window to rear, laminate wood flooring, radiator, light,

### BATHROOM

Suite comprising; Bathtub with shower over, hand wash basin inset to vanity, low level WC, chrome plated heated towel, double glazed window to front, tiled walls and floor, extractor fan, light

### COMMUNAL TERRACE/EXTERIOR

10'10" x 15'5" (3.30m x 4.70m)

Private terrace accessible by four flats

The property also offers one allocated parking space

### LEASE INFO

Lease Remaining: 114 years

Service Charge £2606 pa

Ground Rent £100 pa

### AGENTS NOTE

None of the services or appliances have been tested by Sandra Davidson Estate Agents











Floor Plans

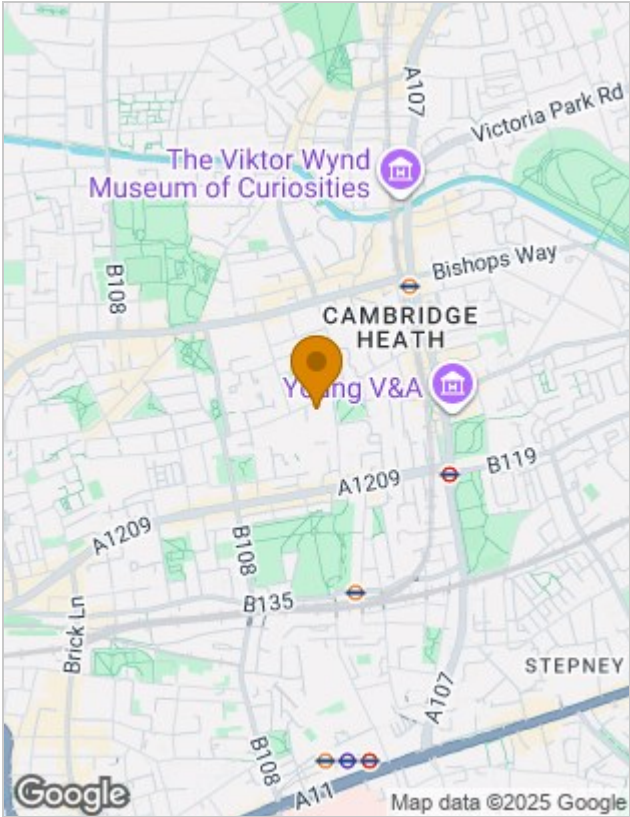


Viewing

Please contact our Redbridge Sales Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

