



CLARE HUGHES

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Roman Road, Bethnal Green, E2 0HJ

Guide Price £525,000

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This property is for sale by the Modern Method of Auction

Fantastic three bedroom split level flat overlooking Bethnal Green gardens and just moments from the nearest underground station.

To the first floor there is a lounge with stripped wood flooring & feature fireplace and a separate kitchen. Upstairs are three double bedrooms a bathroom with shower over bath.

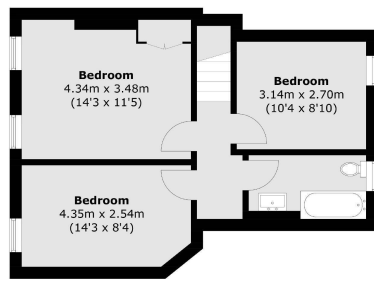
Built in the 1920's Swinburne House is an attractive brick built development., situated close to Bethnal Green (Central line) and Cambridge Heath Stations and numerous bus services giving access easy to The City & West End. The famous Columbia Rd flower market, Broadway Market and Victoria Park are all within easy walking distance.

CH00114

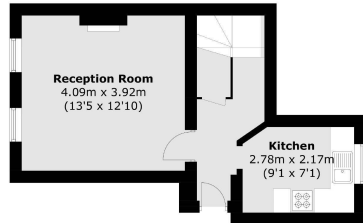
#### Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also





First Floor



Ground Floor

Total area (approx.): 76.3 sq. m (821.3 sq. ft)

- Guide price £525,000
- Three double bedrooms
- Period features
- Split level
- Close to stations
- Chain free
- Ref CH0114



29/03/2023, 12:08 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
Flat 12 Redwood House Rowan Road LONDON E2 9LJ	<b>Energy rating</b> <b>D</b>	<b>Valid until:</b> 22 March 2033 <b>Certificate number:</b> 223-0860-7207-0277-3264
<b>Property type</b>	Top-floor flat	
<b>Total floor area</b>	85 square metres	

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-requirements-private-rental-sector-energy-efficiency-improvements) (<https://www.gov.uk/guidance/landlords-requirements-private-rental-sector-energy-efficiency-improvements>).

**Energy rating and score**

This property's current energy rating is D. It has the potential to be C.

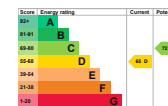
[See how to improve the property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



<https://find-energy-certificates.service.gov.uk/energy-certificates/223-0860-7207-0277-3264?print=true>

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