



LOVE LIVING
HACKNEY



8 Wilmot Street, Bethnal Green, E2 0BS
Guide price £350,000

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8 Wilmot Street

Bethnal Green, E2 0BS

- Close to Victoria Park, Brick Lane, Shoreditch, Whitechapel and Hackney
- Central line at Bethnal Green - Five minute walk
- Bethnal Green overground - One minute walk
- Ten minute walk to Whitechapel station for connection to the Elizabeth Line
- 996 years remaining on the lease
- Allocated private parking
- Period mansion block
- Double glazing
- Engineered Oak flooring

GUIDE PRICE: £350,000 - £375,000 -

The Home -

Originally constructed in 1870 by the philanthropist Alderman Sir Sydney Waterlow, this one-bedroom flat in a period mansion block overlooks the green space of Weavers Fields, has engineered Oak flooring, an allocated parking space and double glazing. Wilmot Street is located within one minute walk from Bethnal Green overground station. Victoria Park, Brick Lane, Shoreditch and Hackney are all close by offering some of London's most famous cafes, restaurants, shops, markets and nightlife options. Bethnal Green underground station gives access to the Central line and is five minutes walk away, whilst Whitechapel station is a short walk giving access to the new Elizabeth line.



The Indoors

Upon entry we have a handy area for coats and shoes, engineered oak wood flooring which continues into the reception room. The double glazed window in the reception room has a wonderful view overlooking Woodland Walk in the Weavers Fields, here you can see and hear a variety of bird life, such as blackbirds, crows, ring-necked parakeets, Eurasian collared Doves, Blue tits, Robins, Thrushes and Woodpeckers. In the winter as the trees lose their leaves, a wide panorama of London can be seen that covers London Bridge and the City, the Shard and The Lexicon Building (on City Road).

The kitchen is well stocked with cupboards and work surfaces and has "My Colour Flooring" vinyl floor, the woodland view is also visible from the double glazed windows in the kitchen. There is an electric hob, extractor fan and tiled splashbacks. The large bedroom has more of the engineered Oak flooring underfoot, a double glazed window and plenty of space for wardrobes. The bathroom has more of the "My Colour Flooring" vinyl flooring, a bath with shower attachment, hand basin with mirror above and a W.C.

Loving the location

Bethnal Green is one of the most established east London





neighbourhoods. The area has an exciting mix of traditional pubs and cafes, such as E Pellicci, Braid Bakers, the famous Tayyabs in Whitechapel and The Approach Tavern, as well as a new wave of bars and restaurants, including Brawn, Redchurch Brewery and Sager + Wilde on Paradise Row. Common E2 is just around the corner for coffee. The area is home to many design and architecture practices as well as great small commercial galleries, including Maureen Paley, Modern Art, and Herald St. Brick Lane, Shoreditch and Hackney are all close by offering some of London's most famous cafes, restaurants, shops, markets and nightlife options

Broadway Market and Columbia Road Flower Market are within easy walking distance of Wilmot Street, while an enjoyable walk along Regent's Canal leads to Victoria Park and Haggerston Park. The V&A Museum of Childhood is very close by, as is York Hall Leisure Centre.

Wilmot Street is located within one minute walk from Bethnal Green overground station. Bethnal Green underground station gives access to the Central line and is five minute walk away, whilst Whitechapel station is a short walk giving access to the new Elizabeth line. There are excellent bus links to Hackney, central London and beyond.

Directions





Two large black speakers with orange drivers, a turntable, and a silver receiver are stacked on top of a wooden cabinet.

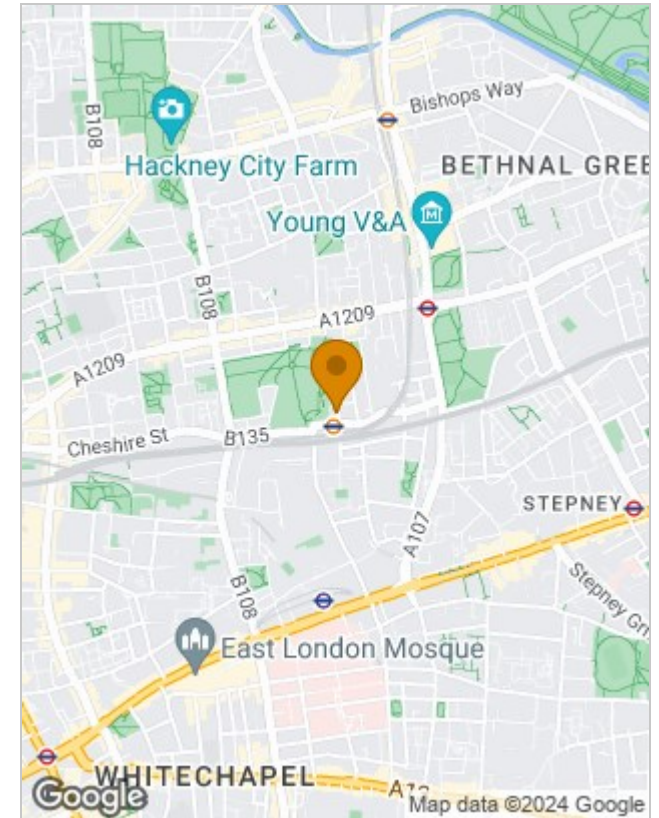
A wooden cabinet housing a Philips CD player, a large collection of vinyl records, and a small wooden box.



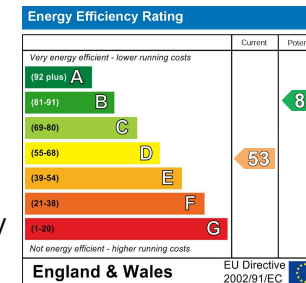
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 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.