



## Ellsworth Street, London, , E2 0AX

### £725,000

GUIDE PRICE £725,000 - £750,000 Elms Estates are absolutely delighted to offer for Sale this Three Bedroom End Of Terrace House located in the Heart Of Bethnal Green.

Ellsworth Street is located in the heart of Bethnal Green within walking distance to Bethnal Green Underground & Overground station but also with multiple bus routes in to the City, West End and beyond. Additionally, the Glorious Victoria Park is within a short walk and offers Beautiful Open Spaces and Miles of Scenic Walks. The Relaxed, Cool Feel of Victoria Park Farmers Market will make for wonderful lazy Sunday morning strolls. This property really is set within the Heart of the East End with easy access to all of the Restaurants, Bars, Shops, Markets, Gyms, Parks, Galleries and Museums this Exciting Area has on offer.

Internally the property offers a spacious and bright reception room, Separate kitchen, Three Double Bedrooms, Shower room with separate w/c and own rear garden.

The property is offered to the market on a CHAIN FREE basis.

Ellsworth Street really does offer a unique and rare property purchase. An early internal inspection is highly recommended in order to avoid disappointment.



### Reception Room

22'11" x 10'2" (7.0 x 3.1)

### Kitchen

15'1" x 7'6" (4.6 x 2.3)

### Bedroom One

13'9" x 11'9" (4.2 x 3.6)

### Bedroom Two

20'0" x 7'6" (6.1 x 2.3)

### Bedroom Three

11'1" x 8'2" (3.4 x 2.5)

### Shower Room

### Separate W/c

### Garden

### Material Information

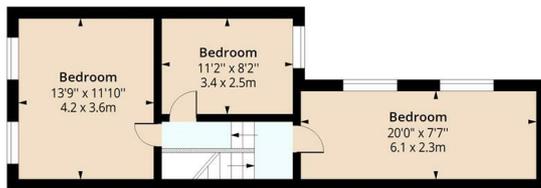
Tenure: Freehold

Council Tax Band: D



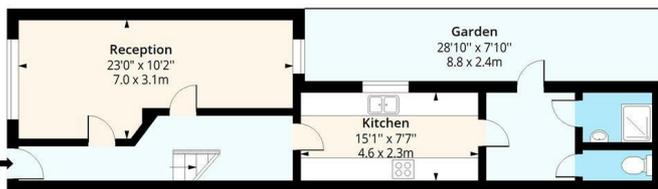
## Ellsworth Street, E2

Approx. Gross Internal Area 1028 Sq Ft - 95.50 Sq M



### First Floor

Floor Area 477 Sq Ft - 44.31 Sq M



### Ground Floor

Floor Area 551 Sq Ft - 51.19 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 18/6/2024

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>87</b>	<b>69</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC