



Wilmot Street, London, , E2 0BU £600,000

GUIDE PRICE £600,000 - £620,000 Elms Estates are pleased to offer to the market For Sale this Amazing Two Bedroom Apartment located within this Beautiful Victorian Building.

The property is situated just off Bethnal Green Road on a quiet residential street, in a period mansion block, overlooking the green space of Weavers Fields. Both Bethnal Green underground station and Bethnal Green overground station are within a short walk and there are numerous buses into London within a short walk too. Brick Lane & Shoreditch High Street are close by with an abundance of cafes, restaurants and shops. The area is very well serviced with superb local amenities, schools, day care facilities, gyms and there is a thriving local community.

Internally the property is bright and spacious throughout benefiting from a large reception room and Separate modern fitted kitchen. The property boasts two bedrooms as well as a contemporary bathroom.

Wilmot Street is offered to the market on a CHAIN FREE basis and really is one to not be missed.

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our Property Consultants.



Reception

15'1" x 12'1" (4.6 x 3.7)

Kitchen

15'5" x 12'1" (4.7 x 3.7)

Bedroom One

13'9" x 11'1" (4.2 x 3.4)

Bedroom Two

8'6" x 7'10" (2.6 x 2.4)

Bathroom

Material Information

Tenure: Leasehold

Length Of Lease: Approx 961 Years remaining

Annual Ground Rent: £5.00 Per year

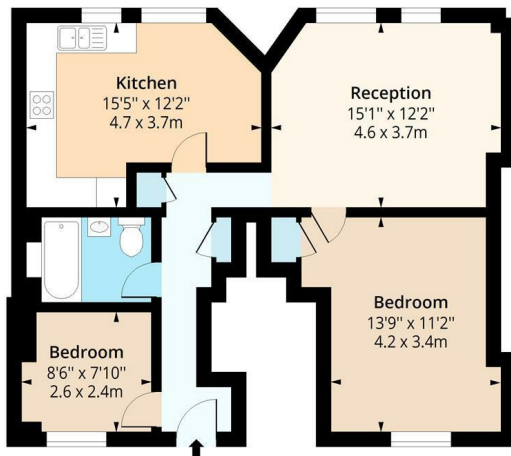
Annual Service Charge: £2,570.00 Per Year

Council Tax Band: B



Wilmot Street, E2

Approx. Gross Internal Area 719 Sq Ft - 66.80 Sq M



Upper Ground Floor

Floor Area 719 Sq Ft - 66.80 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: 3/9/2024

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus+) A		(92 plus+) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
76	84		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC