



Shepton Houses, London, , E2 0JN £490,000

Elms Estates are delighted to offer to the market For Sale this Amazing Two Bedroom first floor apartment situated within this Victorian Mansion Block with a Wonderful Communal Court Yard Garden.

Shepton Houses is located on a Quiet Residential Street with no through traffic and is just a short walk to Bethnal Green Tube Station and offers bus routes to the City, West End and beyond. The ever popular Victoria Park is also within walking distance and being located within the Heart of the East End you will enjoy easy access to all of the Restaurants, Bars, Shops, Markets, Gyms, Parks, Galleries and Museums this Exciting Area has on offer.

Internally the property is presented well throughout with a Spacious lounge with high ceilings, Separate kitchen, Two good sized bedrooms and a contemporary shower room.

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

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



Reception Room

12'9" x 12'5" (3.9 x 3.8)

Kitchen

8'10" x 7'10" (2.7 x 2.4)

Bedroom One

12'5" x 9'10" (3.8 x 3.0)

Bedroom Two

12'5" x 8'10" (3.8 x 2.7)

Shower Room

Material Information

Tenure: Leasehold

Length Of Lease: Approx 952 Years remaining

Annual Ground Rent £200.00 Per year

Annual Service Charge: £1,456.08 Per year

Council Tax Band: C



Shepton Houses, London, E2

Approx. Gross Internal Area 580 Sq Ft - 53.88 Sq M



First Floor

Floor Area 580 Sq Ft - 53.88 Sq M



Measured according to RICS IPMS3. 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.

Date: 9/1/2023

| 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 | |
| 78 | 83 | | |
| England & Wales | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC |