



## Wilmot Street, London, , E2 0BY

### £550,000

Guide Price £550,000 - £575,000 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. Both Bethnal Green underground station and Bethnal Green overground station are moments away and there are numerous buses into London too. The Elizabeth Line is a short walk away. 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, Separate dining room and kitchen, Two double bedrooms and a contemporary four piece bathroom suite.

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

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

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

Kitchen  
12'5" x 5'10" (3.8 x 1.8)

Bedroom One  
11'1" x 10'5" (3.4 x 3.2)

Bedroom Two  
12'1" x 8'10" (3.7 x 2.7)

Bathroom

Material Information

Tenure: Leasehold  
Length Of Lease: Approx 959 Years remaining  
Annual Ground Rent: £10.00 Per year  
Annual Service Charge: Approx £5,715.24 Per year  
Council Tax Band: D



Wilmot Street, E2  
Approx. Gross Internal Area 763 Sq Ft - 70.88 Sq M



First Floor  
Floor Area 763 Sq Ft - 70.88 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.

Date: 10/28/2024

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) 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	