



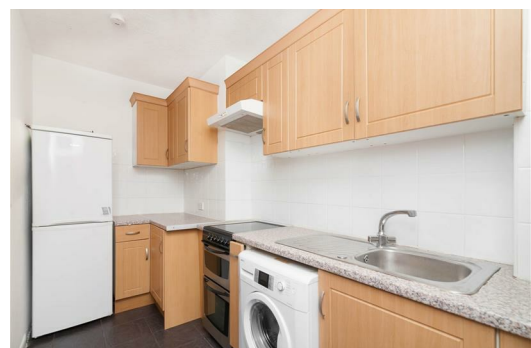
Wilmot Street, London, , E2 0BY
£550,000

Elms Estates are pleased to offer to the market For Sale this Two Bedroom Apartment located on the first Floor of this Beautiful Victorian Building.

The property is situated just off Bethnal Green Road on a delightful street with numerous Green Spaces such as Weaver's Fields, Bethnal Green Gardens, Museum Gardens, St Bartholmew Gardens within easy reach. It has Excellent Transport Links such as Bethnal Green Underground & Overground Stations close by. It is a short walk to the famous Brick Lane & Shoreditch High Street and close to many superb Local Amenities and an abundance of Shops, Restaurants and Cafes.

Internally the property has a spacious reception room with separate fitted kitchen and dining area, Two good size bedrooms and a family bathroom. This 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
14'9" x 13'1" (4.5 x 4.0)

Kitchen/Dining Area
15'1" x 13'1" (4.6 x 4.0)

Bedroom One
13'1" x 13'1" (4.0 x 4.0)

Bedroom Two
11'5" x 11'1" (3.5 x 3.4)

Bathroom

Material Information

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



Wilmot Street, E2

Approx. Gross Internal Area 867 Sq Ft - 80.54 Sq M (Excluding Balcony)

Approx. Gross Internal Area 919 Sq Ft - 85.38 Sq M (Including Balcony)



Friday 26th August 2022
1 sq m = 10.76 sq feet
Measured according to RICS IPMS2

First Floor
Floor Area 867 Sq Ft - 80.54 Sq M

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.

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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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	