



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	
81	83		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	