



Walter Street, London, , E2 0QB

£475,000

GUIDE PRICE £475,000 - £500,000 Elms Estates are Hugely Excited to be able to offer FOR SALE this Three Bedroom Maisonette arrange on the ground and first floor with its own rear garden.

Walter Street is within easy reach of Bethnal Green (central line) tube station with multiple bus routes in to the City, West End and beyond and additionally the glorious Victoria Park is within a short walk and offers beautiful open spaces and miles of scenic walks. The relaxed, cool feel of Victoria Park farmers market will make for wonderful lazy Sunday morning strolls and with Regents Canal also on your doorstep you will find endless new places to explore. This property really is set within the heart of the East End with 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 spacious throughout with a large reception room with space to dine and doors out to the rear garden, Separate kitchen, Three double bedrooms and a shower room with separate w/c. The property has plenty of storage space throughout and 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 10'5" (4.5 x 3.2)

Kitchen
13'1" x 7'6" (4.0 x 2.3)

Bedroom One
14'9" x 9'10" (4.5 x 3.0)

Bedroom Two
14'9" x 7'10" (4.5 x 2.4)

Bedroom Three
12'1" x 8'2" (3.7 x 2.5)

Shower Room

Separate W/C

Garden

Material Information

Tenure: Leasehold
Length Of Lease: 86 Years Remaining
Annual Ground Rent: £10.00 Per Year
Annual Service Charge: £1,932.84 Per Year
Council Tax Band: C

Disclaimer

Please note property will need re-decoration - Photos were taken prior to current tenant moving in.



Walter Street, E2
Approx. Gross Internal Area 972 Sq Ft - 90.30 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: 27/10/2023

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