



Wilmot Street, London, , E2 0BT

£350,000

Guide Price £350,000 - £375,000 Elms Estates are pleased to offer to the market For Sale this Amazing One Bedroom Apartment situated on the Ground Floor of this Beautiful Victorian Building with its very own garden.

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 Bartholomew's 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 is bright and spacious throughout with a good size reception and kitchen area which gives you access to the garden, Double bedroom and bathroom.

Wilmot Street is offered to the market on a CHAIN FREE basis and really is one to not be missed.

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



Reception

11'9" x 8'2" (3.6 x 2.5)

Kitchen

9'10" x 7'2" (3.0 x 2.2)

Bedroom

12'1" x 7'10" (3.7 x 2.4)

Bathroom

Garden

17'8" x 12'9" (5.4 x 3.9)

Material Information

Tenure: Leasehold

Length Of Lease: Approx 960 Years remaining

Annual Ground Rent: £5.00 Per year

Annual Service Charge: £2,306.56 Per Year

Council Tax Band: B

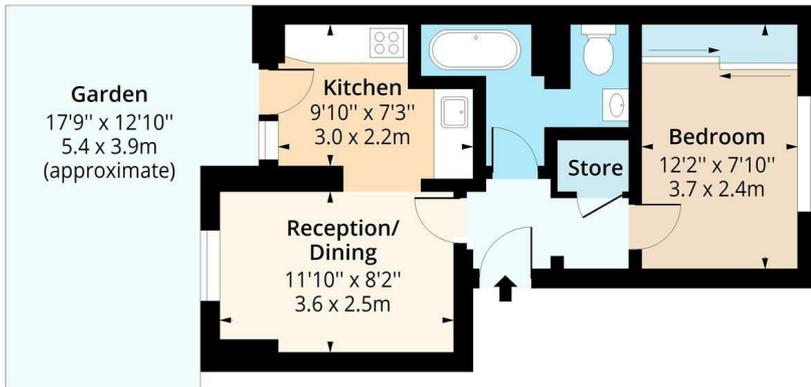
Disclaimer

Front picture of the building was taken before the scaffolding was erected.



Wilmot Street, E2

Approx. Gross Internal Area 387 Sq Ft - 35.95 Sq M



Lower Ground Floor

Floor Area 387 Sq Ft - 35.95 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: 1/10/2025

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	
63	76		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC