



ASKING PRICE

£499,950

Shepton Houses

Welwyn Street, E2 0JN

A two double-bedroom apartment located close to Bethnal Green Underground Station and set within a period mansion block.

This property, on the first floor of this red-brick Victorian building, is full of character and features two good-sized, generously proportioned double bedrooms, a modern kitchen that includes fitted white goods, bright reception room with period sash windows, contemporary fitted toilet with modern walk-in shower. It is painted in fresh white throughout and has original varnished floorboards. The property also has the added bonus of coming with a secure external shed located in the communal stairway.

Shepton Houses is typical of the early residential blocks of East London. Built in the latter part of the nineteenth century by the East End Dwellings Company, a Victorian philanthropic organisation, the intention was to "house the very poor" – times have certainly changed.

Bethnal Green and neighbouring Shoreditch have benefited from much regeneration over recent decades; renovated warehouses, independent shops, artisan coffee houses, highly rated restaurants and reclaimed vintage stores have made the area a popular place to own a property and a favourite destination for visitors. Columbia Road Flower Market, Spitalfields and Whitechapel are all close by as well as Westfield Stratford shopping centre and some fantastic green escapes further afield - Haggerston Park, London Fields, Queen Elizabeth's Olympic Park, and Victoria Park - voted London's favourite outdoor space.

The property is very well located, just a few moments from Bethnal Green Underground Station and a short walk to Victoria Park, the capital's favourite green space among Londoners, Broadway Market and Brick Lane.

Service Charge: £1111.40 per annum

Ground Rent: TBC

Leasehold: Approximately 90 years remaining

Council Tax: Band C

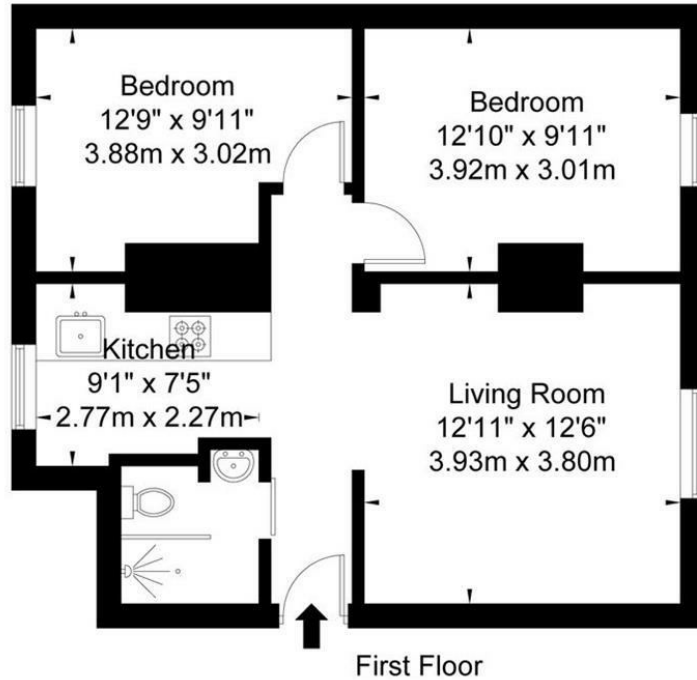
Please be advised the owner of this property is associated with Peach Properties UK LTD.





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Approx Gross Internal Area = 54.6 sq m / 587 sq ft



Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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