

PCM

£1,600 PCM

Wilmot Street

London, E2 0BS

1 bedroom apartment set in the heart of Bethnal Green.

The property is set on the raised ground floor a period conversion and features a bright open plan reception room with modern fitted kitchen, views onto Weavers Fields.

There is a newly fitted bathroom with bathtub and a large double bedroom with built in wardrobes and bay window.

Located just a few moments from Bethnal Green Underground Station and Bethnal Green Overground with Brick Lane and Shoreditch just a short walk away.

Available 22nd July

5 weeks: £1846

12 month contract: break clause subject to offer

Council Tax: Band B





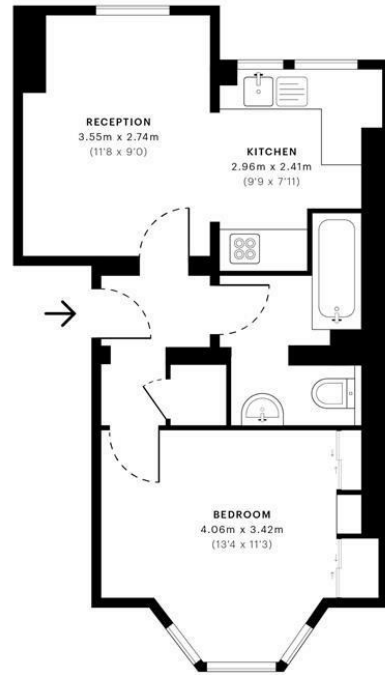


Wilmot, E2

CAPTURE DATE: 04/03/2021 LASER SCAN POINTS: 1,115,945

GROSS INTERNAL AREA

37.70 sqm / 405.80 sqft



z ←

— Ground Floor

GROSS INTERNAL AREA (GIA)
The largest of the property
37.70 sqm / 405.80 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes wall thickness, specified head height
34.41 sqm / 370.39 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, porches, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Controlled use areas under 2.0m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 37.62 sqm / 407.09 sqft
IPMS 3C RESIDENTIAL: 35.47 sqm / 381.80 sqft

IPMS ID: 603c2fac3ad6920bca30144

| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 82 |
| (81-91) B | | | |
| (69-80) C | | 68 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| 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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