



## Shepton Houses, Welwyn Street, Bethnal Green E2

Guide Price £340,000

- Private Period Building
- Quiet And Residential Building
- Close To Local Amenities
- Chain Free
- Communal Court Yard
- Wood Flooring
- Share Of Freehold
- Moments From Bethnal Green Tube Station
- Sash Windows
- High Ceilings And sash Windows

88 Cheshire Street, London, E2 6EH  
0207 739 6969

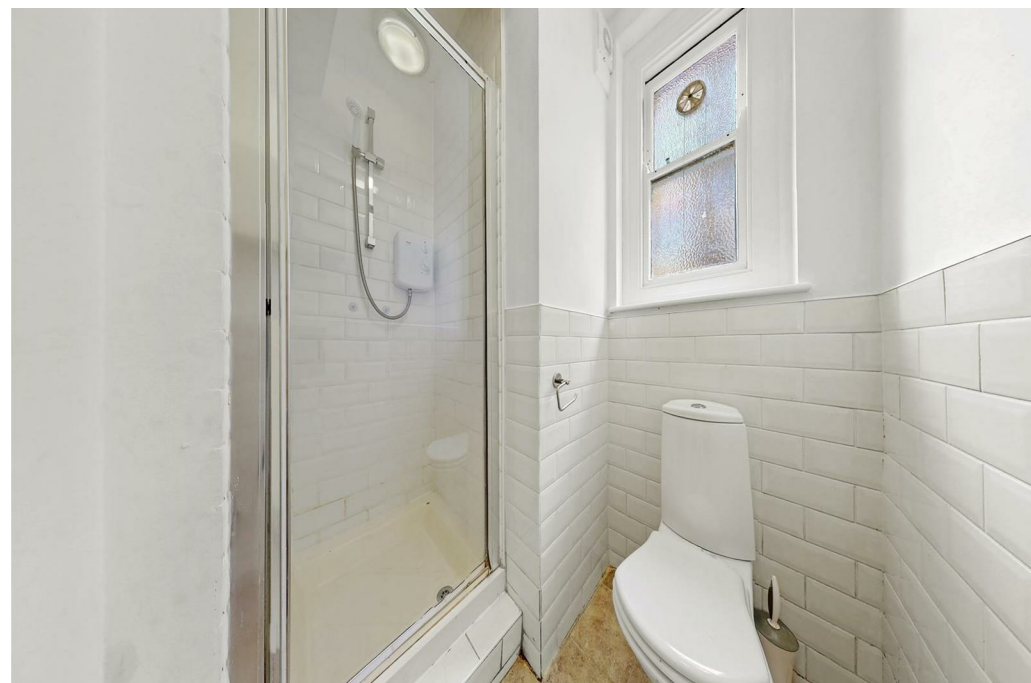
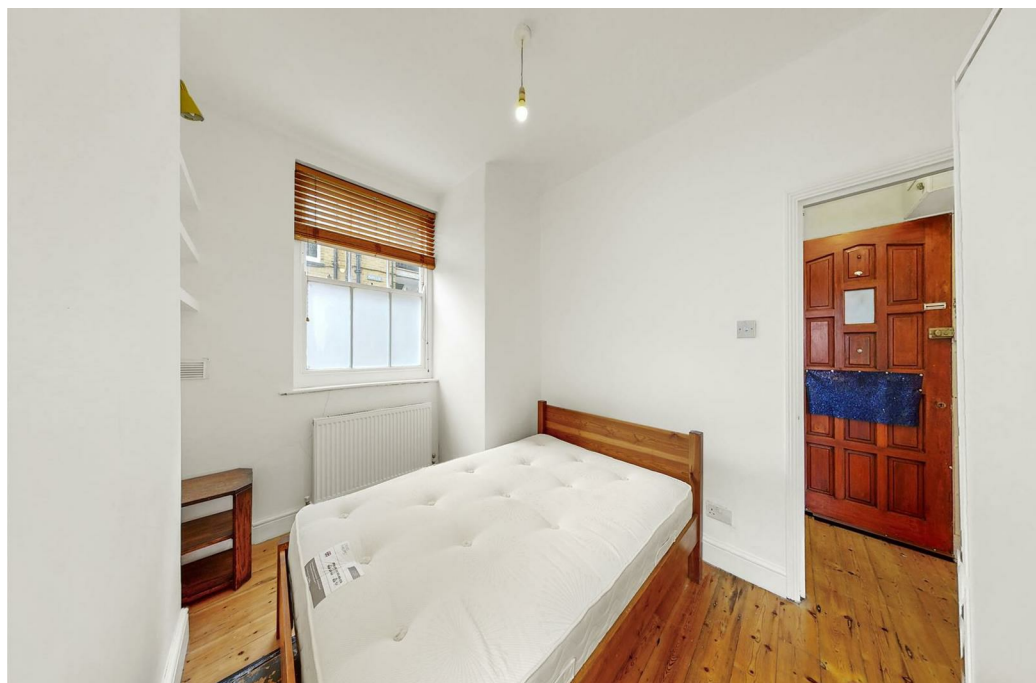
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# Shepton Houses, Welwyn Street, Bethnal Green E2

One bedroom apartment set within a beautiful period building just a short walk from Bethnal Green tube station.



Council Tax Band:



Guide Price - £340,000-360,000

A lovely ground floor, one bedroom apartment set within a beautiful period building, just a short walk from Bethnal Green tube station.

The property features a quirky living room with bags of character provided by high ceilings, sash windows and wood flooring. There is a spacious double bedroom with lots of room for furnishings. The kitchen is fully fitted with modern units and makes excellent use of the space, and there's a bright, tiled refitted bathroom suite in classic white..

Access is via a communal court yard, which includes a cycle rack and space for tables and chairs.

Situated minutes from the local Underground station and the Overground line nearby, the property is also close to Shoreditch and Hoxton, popular and vibrant areas of East London, which includes Broadway Market and Columbia Flower Market, and a stone's throw from Brick Lane, plus a truly extensive selection of bars, restaurants and coffee shops you'd be hard pushed to find elsewhere. You also have the choice of popular local green escapes - Haggerston Park, London Fields, and Victoria Park - voted London's favourite outdoor space, which is a five-minute walk away.

Council Tax: TBC

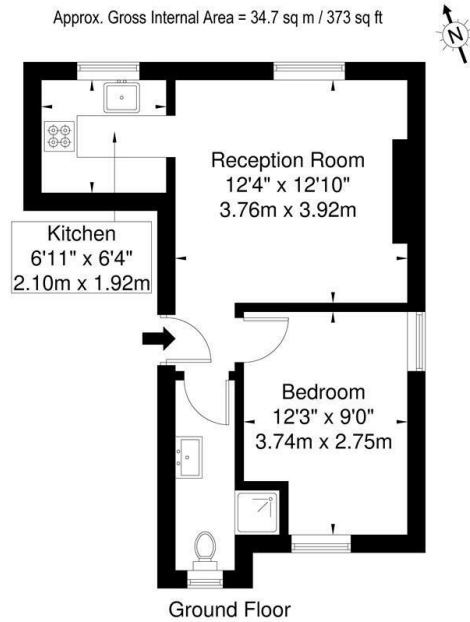
Tenure: Share Of Freehold (999 years from 1977)

Service Charge: £1200

Ground Rent: Peppercorn

## Shepton Houses, Welwyn Street E2 0JN

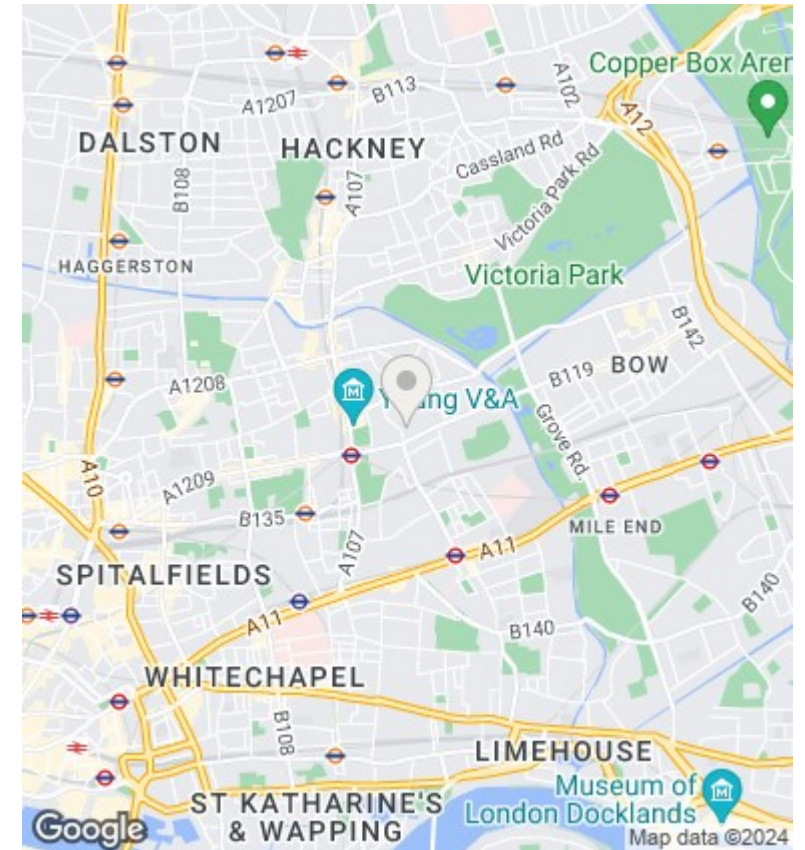
Approx. Gross Internal Area = 34.7 sq m / 373 sq ft



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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## Directions

## Viewings

Viewings by arrangement only. Call 0207 739 6969 to make an appointment.

## Council Tax Band

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	