



Victoria Park Square, London, , E2 9PQ

£600,000

GUIDE PRICE £600,000 - £625,000 Elms Estates are delighted to be able to offer to the market For Sale, this rarely available Two Bedroom apartment set within the historic Mulberry House built by the East End Dwellings Company in 1934.

Mulberry House is Superbly Located on the beautiful tree-lined Victoria Park Square overlooking the Idyllic Museum Gardens. Mulberry House offers fantastic Transport Links with Bethnal Green (Central Line) Tube Station within a very short walk. In addition to the convenience of transport there is also a wealth of Local Amenities within easy reach with the Famous York Hall Public Baths at the end of the road and the glorious open spaces of Victoria Park within close proximity.

Internally the property is bright and spacious throughout with a large reception room which has access to the private balcony overlooking Museum Gardens. The property boasts a separate kitchen, Two double bedrooms with bedroom two also benefiting from its own balcony overlooking the communal garden.

Mulberry House really does offer a unique and rare property purchase in a sought-after location and building. An early internal inspection is highly recommended in order to avoid disappointment.

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



Reception

14'9" x 14'1" (4.5 x 4.3)

Balcony

Kitchen

10'5" x 6'10" (3.2 x 2.1)

Bedroom One

14'5" x 12'9" (4.4 x 3.9)

Bedroom Two

15'5" x 11'5" (4.7 x 3.5)

Balcony

Bathroom

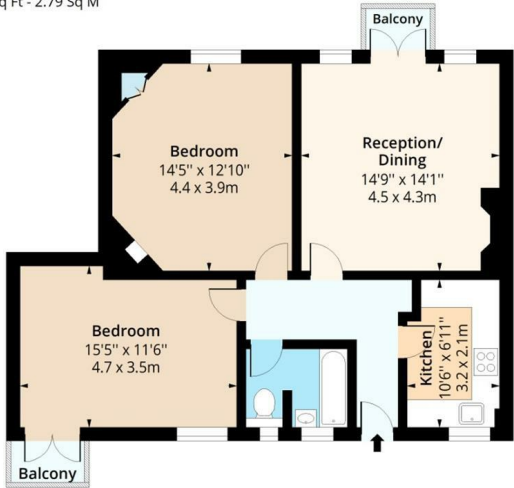
Material Information

Tenure: Leasehold
Length Of Lease: Approx 83 Years remaining
Annual Ground Rent: £10.00 Per year
Annual Service Charge: £2,180.52 Per year
Council Tax Band: C



Mulberry House, E2

Approx. Gross Internal Area 790 Sq Ft - 73.39 Sq M
Approx. Gross Balcony Area 30 Sq Ft - 2.79 Sq M



Third Floor

Floor Area 790 Sq Ft - 73.39 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: 26/5/2025

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		Very environmentally friendly - lower CO ₂ emissions	(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		