

TOTAL APPROX. FLOOR AREA 753 SQ.FT. (69.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Hallway

Reception Room
15'1" x 11'1"

Dining Room
12'5" x 9'10"

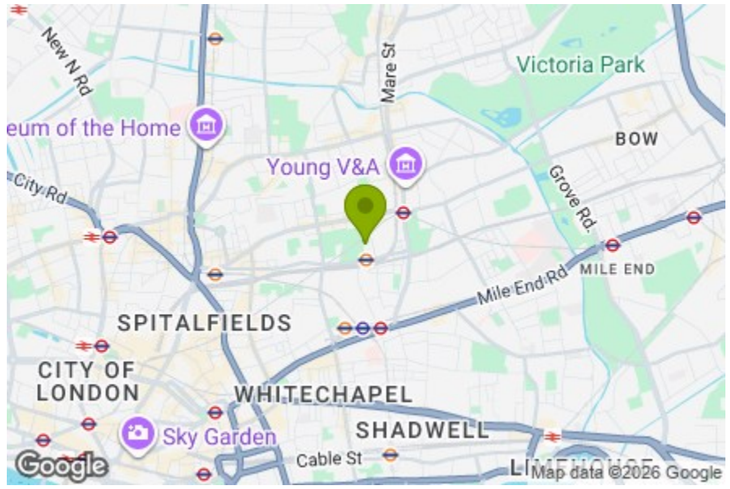
Kitchen
12'5" x 5'10"

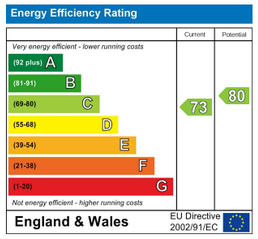
Bedroom
11'9" x 10'9"

Bedroom
12'5" x 9'2"

Bathroom
12'5" x 5'10"

Storage





E11, E7, E12 & E15
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E17 & E10
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WILMOT STREET,

Offers In Excess Of £565,000 Leasehold

2 Bed Apartment - Purpose Built

Features:

- Two Bedroom Flat
- Period Mansion Block
- Communal Roof Terrace
- Brilliant Location
- Large Living Space
- Excellent Transport Links
- Wonderful Condition
- Chain Free

This light-filled two bedroom flat sits within a period mansion block on one of Bethnal Green's oldest roads, with generous living space, a communal roof terrace and excellent transport links. Inside, the rooms are bright and comfortably proportioned, while the location puts the cafés, restaurants and green spaces of Bethnal Green, Brick Lane and nearby Shoreditch within easy reach.

REQUEST A VIEWING
0208 520 3077



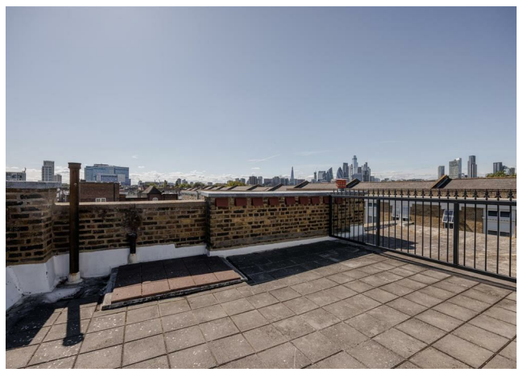












IF YOU LIVED HERE...

From the hallway, the reception room sits separately from the kitchen and dining room, giving the flat a useful amount of living space. The reception has wood flooring, fitted shelving and a large window bringing in plenty of natural light. Next door, the dining room continues the parquet flooring and has room for a full-size dining table, with open shelving adding useful storage. An opening leads through to the separate kitchen, where white cabinetry is paired with dark worktops and a tiled floor.

The two bedrooms sit on the other side of the hallway, both with carpet underfoot and good natural light. The larger bedroom includes a wall of fitted wardrobes, while the second has plenty of room for a double bed and freestanding furniture. The bathroom is finished in neutral tiling and has a bath with shower above, and there's a separate storage cupboard off the hallway. The flat is offered chain free and presented in wonderful condition, with the building's communal roof terrace providing plenty of outdoor space and far-reaching views across London. There's a real sense of community here too, with neighbours keeping in touch through an active WhatsApp group and getting involved in making the street a great place to live.

WHAT ELSE...?

- You're in an ideal Bethnal Green location, with plenty of local favourites nearby, including The Camel and The Florist Arms, while Brick Lane and Spitalfields add even more places to eat, drink and browse.

- Weavers Fields and Bethnal Green Gardens provide nearby green space, with the wider open spaces of Victoria Park also within easy reach.

- Transport connections are excellent, with Bethnal Green Overground and Underground stations, along with Whitechapel, nearby. Whitechapel adds the Elizabeth line alongside Underground and Overground services, making journeys across London particularly straightforward.



A WORD FROM THE EXPERT...

"Bethnal Green has that rare balance of energy and ease - a neighbourhood that feels vibrant and creative, yet still genuinely liveable. There's a strong sense of community here, with a mix of long-standing East End character and a new wave of independent cafés, restaurants and bars that give the area its edge.

The beautifully reimagined Young V&A has become a real focal point for the area, and on Sundays, a short stroll takes you to Columbia Road Flower Market - one of East London's most iconic spots, full of colour, independent shops and great coffee.

Food and drink are a big part of the lifestyle here. You've got the much-loved E Pellicci for classic East End breakfasts, alongside favourites like Arepa & Co Bethnal Green and The Solo Kitchen & Bar for more contemporary dining. Evenings are well covered too, whether it's cocktails at Satan's Whiskers or something more relaxed at The Sun Tavern.

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