

Welwyn Street
London, E2 0JN

£550,000

elms
ESTATES

GUIDE PRICE £550,000 - £575,000 Elms Estates are pleased to offer to the market For Sale this amazing Three bedroom apartment situated on the ground floor within this Period Mansion Block with a Wonderful Communal Court Yard.

Shepton House is located on a Quiet Residential Street with no through traffic and is just a short walk to Bethnal Green Tube Station and offers bus routes to the City, West End and beyond. The ever popular Victoria Park is also within walking distance and being located within the Heart of the East End you will enjoy easy access to all of the Restaurants, Bars, Shops, Markets, Gyms, Parks, Galleries and Museums this Exciting Area has on offer.

Internally the property is presented well throughout with a modern fitted kitchen, Spacious reception with high ceilings, Three good size bedrooms and modern shower room. The property has ample storage throughout and is definitely not one to miss out on.

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







Reception Room

13'1" x 12'1" (4.0 x 3.7)





Kitchen

9'2" x 6'6" (2.8 x 2.0)



Bedroom One

12'1" x 9'10" (3.7 x 3.0)





Bedroom Two

12'1" x 8'6" (3.7 x 2.6)



Bedroom Three

7'10" x 6'6" (2.4 x 2.0)



Shower Room



Material Information

Tenure: Leasehold
Length Of Lease: Approx 992 Years remaining
Annual Service Charge: £2,268.00 Per Year
Council Tax Band: C

Marketing Disclaimer

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed and they do not constitute an offer or contract. Any intending purchaser must rely on their own inspection and enquiries. All measurements, areas and distances are approximate and are for guidance purposes only. Photographs and floor plans are for illustrative purposes only and some images may have been digitally enhanced for marketing purposes. Fixtures, fittings and services have not been tested and no warranty is given as to their condition or suitability. Leasehold, new build and service charge information (where applicable) is provided in good faith and should be verified by the buyer's solicitor. EPC ratings are correct at the time of marketing and are subject to change. No person in the employment of Elms Estates has authority to make or give any representation or warranty in relation to this property.





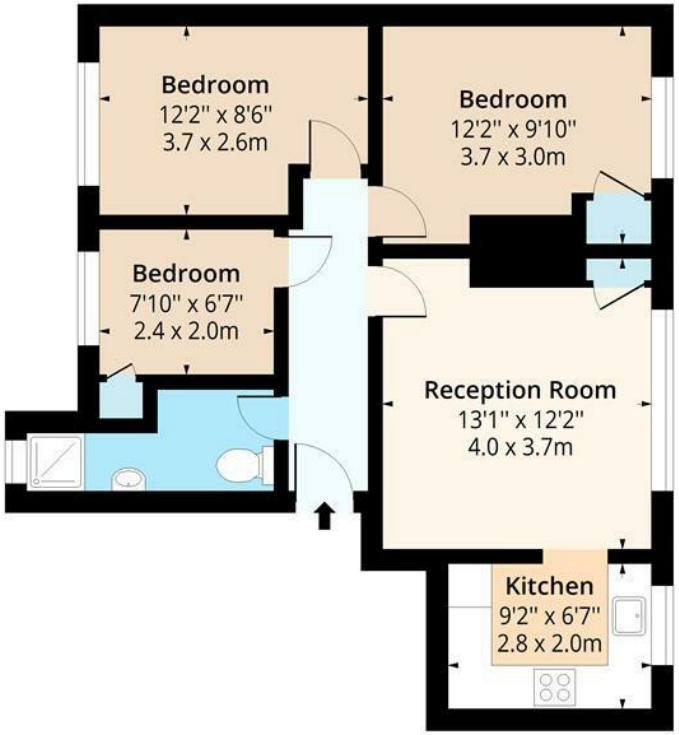






Shepton House, E2

Approx. Gross Internal Area 630 Sq Ft - 58.53 Sq M



Ground Floor

Floor Area 630 Sq Ft - 58.53 Sq M

Thursday 1st September 2022
1 sq m = 10.76 sq feet
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.
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