

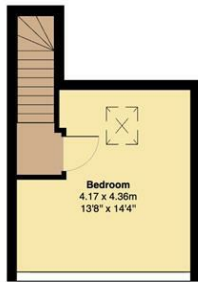


Kitchen / Dining / Reception Room  
13'8" x 18'7"

Bathroom  
6'2" x 6'9"

Storage

Bedroom  
13'8" x 14'3"



Total Area: 51.1 m² ... 550 ft²  
All measurements are approximate and for display purposes only



## HOLLYBUSH GARDENS, BETHNAL GREEN

Guide Price £525,000 Leasehold  
1 Bed Flat



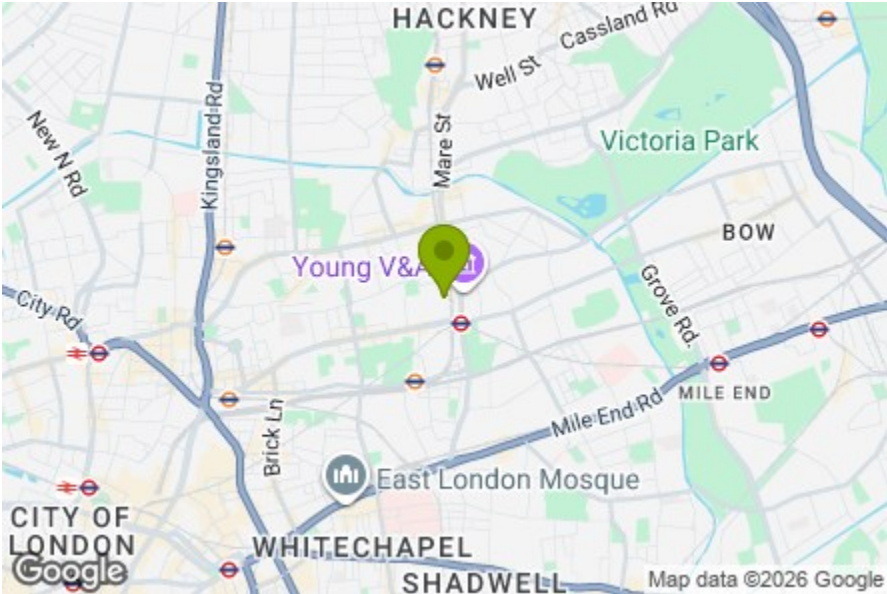
### Features:

- Third floor plus Mezzanine Level
- Handsome Victorian Warehouse Building
- Stamp Duty Incentives Available
- Mezzanine Level Bedroom
- Expansive Glazing
- Pale Engineered Oak Flooring - Integrated Bosch Appliances
- MVHR System - Underfloor Heating - Air Source Heat Pumps
- Fifteen Minute Walk to Victoria Park
- Three Minute Walk to Bethnal Green Underground Station
- Seven Minute Walk to Bethnal Green Overground Station

This is a fantastic opportunity to make your home in a beautifully finished one-bedroom apartment, perfectly positioned in the heart of Bethnal Green.

Set on the third floor plus mezzanine level, the immaculate home offers 567 square feet of immaculate living space, complete with high spec fittings, plenty of natural light and a mezzanine bedroom. It's an exceptional home in an envy-inducing location.

REQUEST A VIEWING  
0208 520 3077



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (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 |           |

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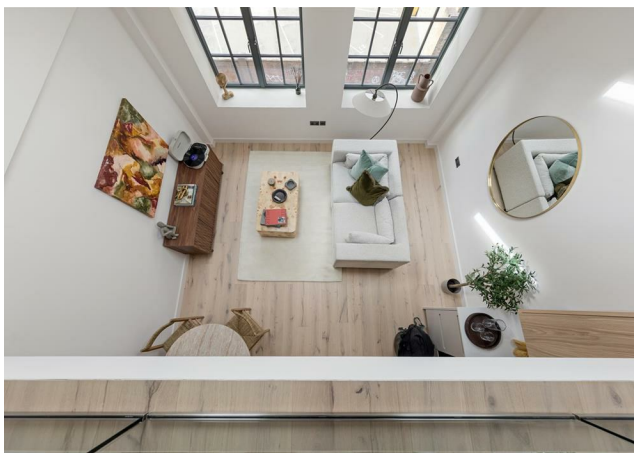
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#### IF YOU LIVED HERE...

This dynamic pocket of East London is a favourite for visitors, but living here offers a whole new perspective, with an ever-growing mix of amenities on your doorstep. From established favourites like the Young V&A and Victoria Park to a steady stream of new openings, there's always something to discover.

Step into the hallway, where you'll find a convenient storage area, along with access to the modern bathroom, bedroom (up a smart staircase) and open plan living/kitchen space. This spectacular, almost double-height room is flooded with natural light from large studio-style windows, showcasing the pristine engineered oak flooring that runs throughout. The kitchen area features sleek units, integrated Bosch appliances and high-end fittings.

The bedroom suite sits on a mezzanine level, partially enclosed by a glass balustrade overlooking the main living space, enhancing the sense of openness.

In addition, the home has been designed with comfort and efficiency in mind, featuring expansive glazing, underfloor heating, a contemporary ventilation system and energy-efficient air source heat pumps.

Despite being located in such an urban setting, you've got plenty of green space

nearby, including Weavers Fields, Middleton Green and Victoria Park, which is of course home to world class festivals like All Points East and LIDO.

Transport options are excellent in this area, with a range of bus routes nearby and Bethnal Green station within easy reach. The Central line and Overground are served by two separate stops, around five and ten minutes away respectively.

#### WHAT ELSE?

- Ten minutes away you'll find E Pellicci, a truly iconic vintage workers' cafe which has been offering English and Italian classics since 1900 (and appeared on countless TV shows).
- With a similar amount of heritage, you've also got Beigel Bake Brick Lane Bakery nearby, as well as newer ventures such as the stylish Rochelle Canteen, a favourite with the fashion set.
- You're in luck when it comes to local pubs as there are some truly iconic institutions within a short walk. Both The Camel and The Florist are excellent choices for a pint and a catch up with friends before or after showing off your new home.



#### 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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