



Wilmot Street  
London, E2 0BS

£500,000

  
elms  
ESTATES

GUIDE PRICE £500,000 - £525,000 Elms Estates are pleased to offer to the market For Sale this Amazing Two Bedroom Apartment located within this Beautiful Victorian Building.

The property is situated just off Bethnal Green Road on a quiet residential street, in a period mansion block, overlooking the green space of Weavers Fields. Both Bethnal Green underground station and Bethnal Green overground station are a 5 minute walk and there are numerous buses into London within a 2 minute walk. The Elizabeth Line is 10 minute walk. Brick Lane & Shoreditch High Street are close by with an abundance of cafes, restaurants and shops. The area is very well serviced with superb local amenities, schools, day care facilities, gyms and there is a thriving local community.

Internally the property has a bright and spacious reception room with a modern fitted kitchen, two double bedrooms with bedroom one benefitting from built in storage and a bay fronted window. The property also boasts a contemporary shower room and its very own parking space.

Wilmot Street really does offer a unique and rare property purchase. 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 Room

11'1" x 11'1" (3.4 x 3.4)



## Kitchen

10'2" x 6'6" (3.1 x 2.0)



## Bedroom One

13'5" x 11'1" (4.1 x 3.4)



## Bedroom Two

11'9" x 9'6" (3.60 x 2.90)



## Shower Room



## Material Information

Tenure: Leasehold

Length Of Lease: Approx 960 Years remaining

Annual Ground Rent: £5.00 Per year

Annual Service Charge: £2,851.00

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

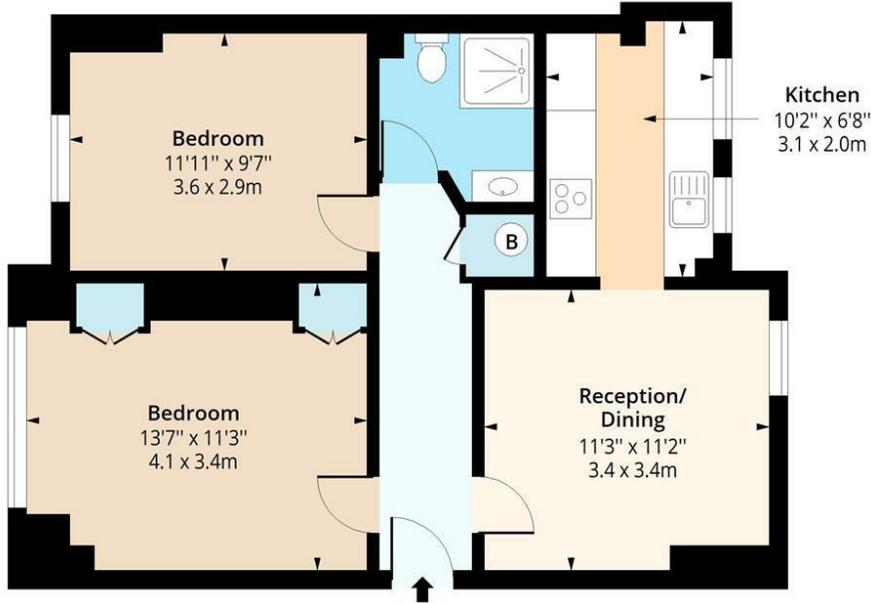
contract. Any intending purchaser must rely on their own inspection and enquiries. All measurements, areas and distances are approximate and are for guidance purposes only. Photographs and floor plans are for illustrative purposes only and some images may have been digitally enhanced for marketing purposes. 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.





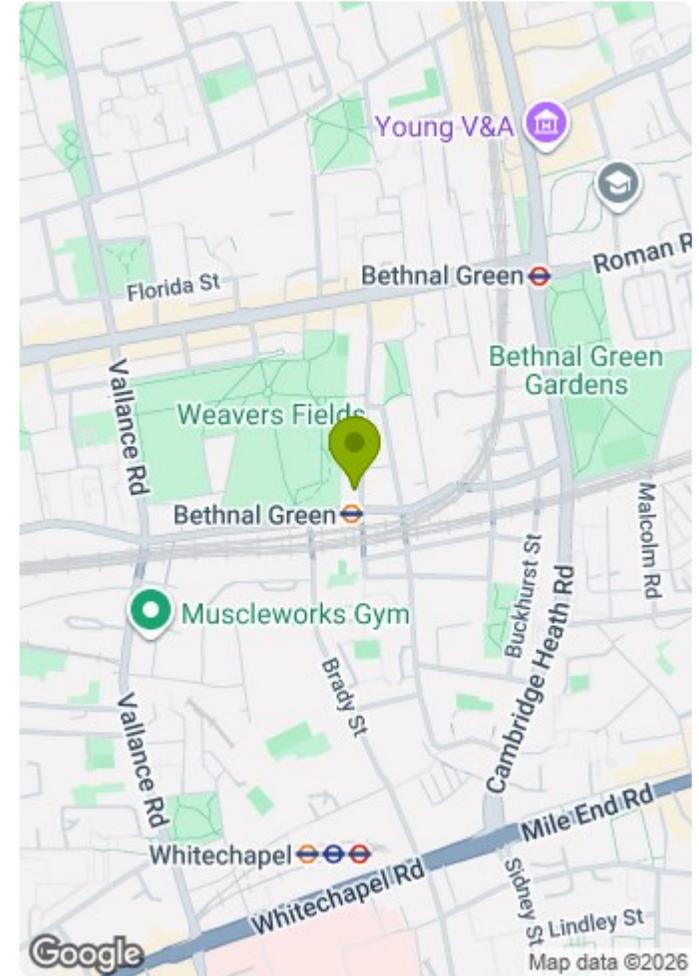
# Wilmot Street, E2

Approx. Gross Internal Area 591 Sq Ft - 54.90 Sq M



## Raised Ground Floor

Floor Area 591 Sq Ft - 54.90 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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