



PCM

£2,700 PCM

Bethnal Green Road

London, E2 6LJ

Rare to the market is this outstanding 2 double bedroom duplex apartment, situated within a beautiful church conversion, located just a short walk from Brick Lane.

Set on the top floor of the building in what was originally the nave of the church, the property is in excellent decorative order throughout, freshly painted and with new carpets, and features spacious open-plan living area accommodation with high ceilings. The room includes an original arched gothic feature window hinting at the history of the building, plus large Velux windows which provide plenty of natural light and ventilation to the property.

There is a sleek, modern fitted galley kitchen, a downstairs bedroom and an open staircase leading to the top floor of the apartment, set in the eaves. The top floor features a lovely, contemporary fitted bathroom, storage facilities and the master bedroom with built in storage, four further Velux loft windows and another original church window.

The development is secure with a fob entry system, lift facilities and has smart communal areas and beautifully kept glass stained window running the bottom to the top of the main entrance.

The "Red" church, as it was once known, was built in 1844 by Edward Blore, a master architect of his day who completed work on Buckingham Palace when it was expanded, restored Lambeth Palace and worked on Westminster Abbey & St James' Palace. The church of Saint James the Great was constructed between 1840 and 1844; designed by E. Blore in an Early English style.

Located moments from Brick Lane, one of the East End's best-known streets, with a colourful history and many different communities passing through over the years. The area has seen a rise in popularity and regeneration over recent decades and has an urban, shabby-chic appeal; renovated warehouses, independent shops, artisan coffee houses, highly rated restaurants and reclaimed vintage stores encourage lots of "hipster" interest. Columbia Road Flower Market, Spitalfields and Whitechapel are all close by as well as Westfield Stratford shopping centre and some fantastic green escapes. Weavers Fields, the largest green space in Bethnal Green, is located 200m away. Further afield there is Haggerston Park, London Fields, Victoria Park - voted London's favourite! – and Queen Elizabeth's Olympic Park a very short tube ride away.

Transport links are outstanding, with Shoreditch High Street station close by, as well as Aldgate, Aldgate East and Whitechapel station (Crossrail) within walking distance. There are a number of bus routes plus Bethnal Green Underground station taking you into and out of the City and beyond.

Unfurnished

Available: September

12 Month Contract: Breakclause Subject To Offer

Council Tax: Band C

5 weeks Deposit: £3115

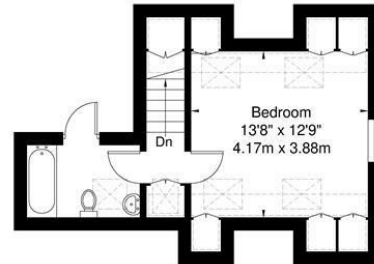




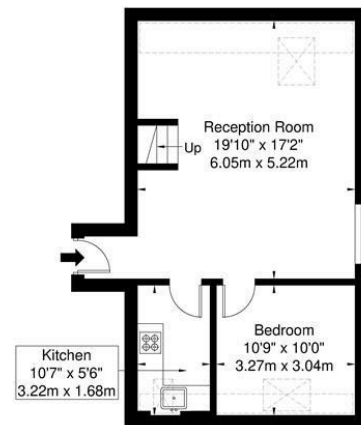
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Approx. Gross Internal Area = 77.7 sq m / 836 sq ft

Reduced headroom below 1.5m / 5'0"



Fifth Floor



Fourth Floor

Ref

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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