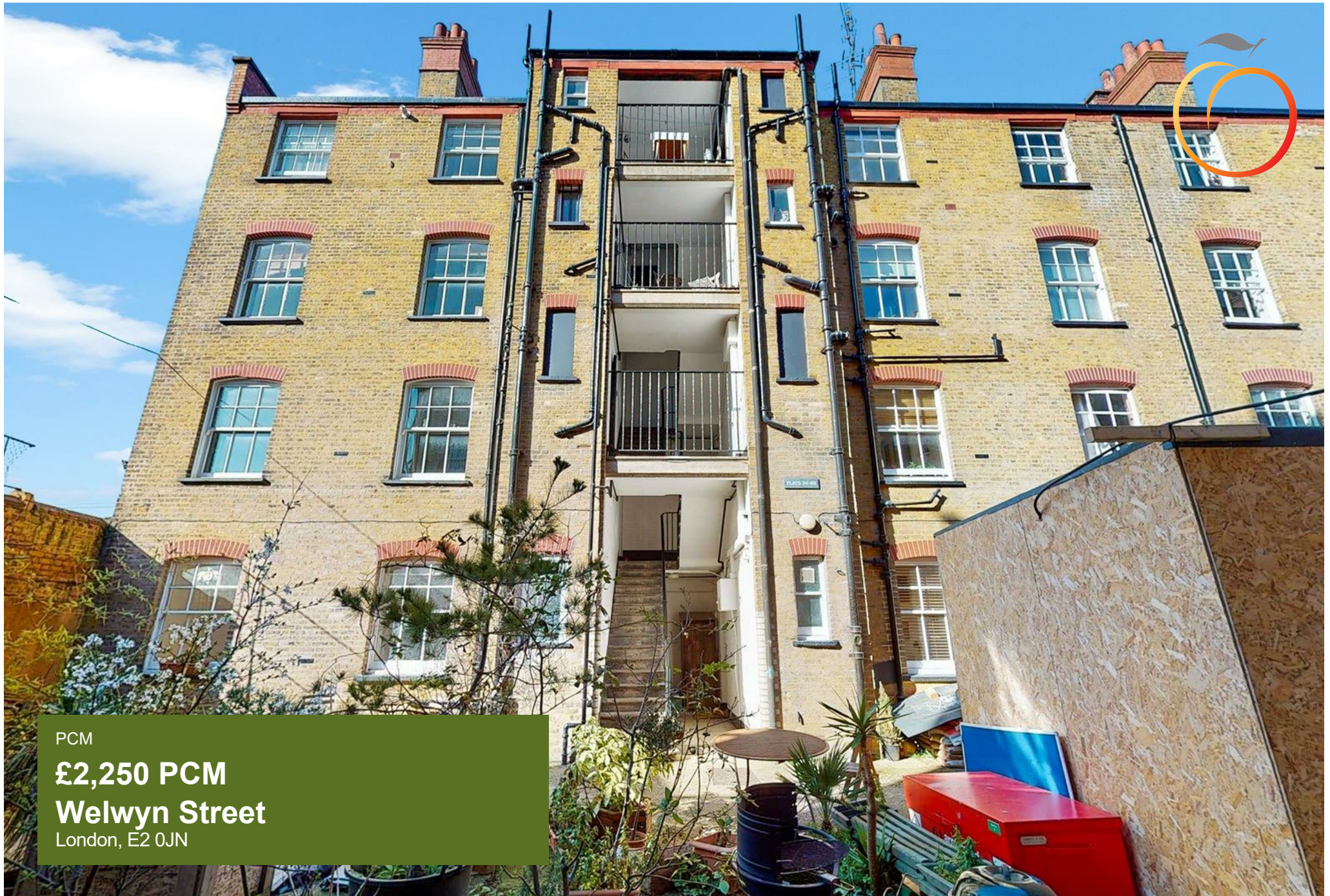




PCM

£2,250 PCM

Welwyn Street

London, E2 0JN

Set on the ground floor of a period mansion block with communal courtyard is this large 2 double bedroom apartment.

The property features a large separate fitted reception room, modern fitted kitchen and bathroom and 2 good size double bedrooms.

The property has wood flooring throughout, sash windows and gas central heating.

Shepton Houses is typical of the early residential blocks of East London. Built in the latter part of the nineteenth century by the East End Dwellings Company, a Victorian philanthropic organisation, the intention was to "house the very poor" – times have certainly changed.

Bethnal Green and neighbouring Shoreditch have benefited from much regeneration over recent decades; renovated warehouses, independent shops, artisan coffee houses, highly rated restaurants and reclaimed vintage stores have made the area a popular place to own a property and a favourite destination for visitors. Columbia Road Flower Market, Spitalfields and Whitechapel are all close by as well as Westfield Stratford shopping centre and some fantastic green escapes further afield - Haggerston Park, London Fields, Queen Elizabeth's Olympic Park, and Victoria Park - voted London's favourite outdoor space.

The property is very well located, just a few moments from Bethnal Green Underground Station and a short walk to Victoria Park, the capital's favourite green space among Londoners, Broadway Market and Brick Lane.

Unfurnished.

Available from the end of February

Council Tax: Band C

5 weeks deposit: 2596.15

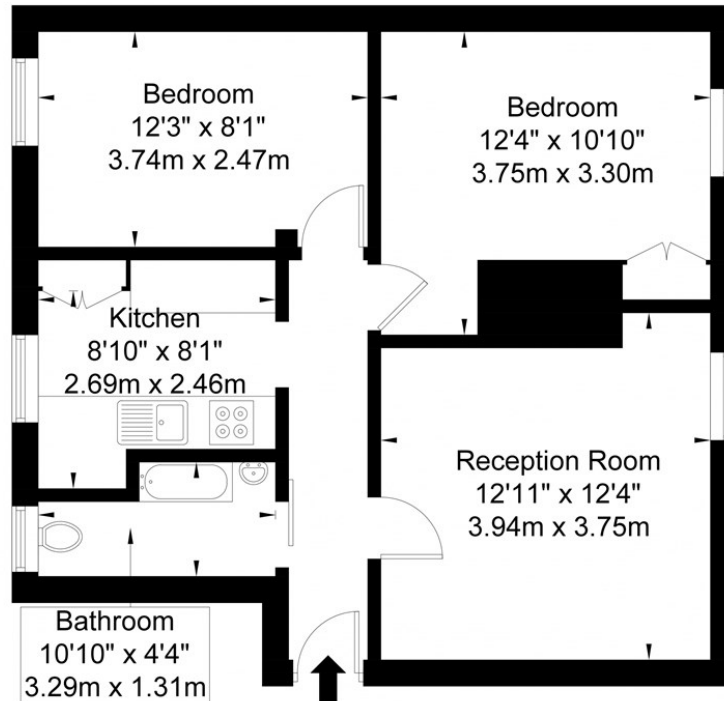
12 month contract: Breakclause subject to offer





Shepton House Welwyn Street E2 0JN

Approx. Gross Internal Area = 51.9 sq m / 558 sq ft



Ground Floor

Ref

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**BLEU
PLAN**

Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only
While we do not doubt the floor plan accuracy and completeness, you or your advisors should
conduct a careful, independent investigation of the property in respect of monetary valuation

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	

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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