



**£440,000**

**Bethnal Green Road**

London, E2 6AH

Set on the top floor is this 2 double bedroom apartment.

The property features a bright reception room with stairway leading up to master bedroom in the eaves of the building, further bedroom on the ground floor, family bathroom and fitted kitchen.

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.

Tenure: new 125 year lease to be created

Ground Rent: Peppercorn

Service Charge: £1500 per annum

Council Tax: Band B





# Bethnal Green Road, E2 6AH

Approx Gross Internal Area = 66.82 sq m / 719 sq ft

Restricted Head Height Area = 5.20 sq m / 55 sq ft

Total Area = 72.02 sq m / 775 sq ft

Restricted Head Height 



Second Floor

Third Floor

Ref :

Copyright **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.  
Copyright @ BLEUPLAN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</b>	<b>61</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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

**OFFICE ADDRESS**  
88 Cheshire Street  
London  
E2 6EH

**OFFICE DETAILS**  
0207 739 6969  
info@peachproperties.com  
www.peachproperties.com